



REVISED

CITY OF MIAMI SPRINGS, FLORIDA

Mayor Maria Puente Mitchell

Vice Mayor Jorge Santin
Councilman Walter Fajet, Ph. D.

Councilwoman Jacky Bravo
Councilman Victor Vazquez, Ph.D.

Decorum: "Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the City Council, shall be barred from further audience before the City Council by the Mayor, unless permission to continue or again address the City Council is granted by the majority vote of the City Council members present. In accordance with the foregoing, the City Council has determined that racial or ethnic slurs, personal attacks and comments unrelated to City matters or issues constitute prohibited comments from the podium."

CITY COUNCIL REGULAR MEETING AGENDA

Monday, August 28, 2023 – 7:00 p.m.

Rebeca Sosa Theater, 1401 Westward Drive, Miami Springs, Florida

(In-person and virtually. See pages 3-4 for additional information)

- 1. Call to Order/Roll Call**
- 2. Invocation:** Mayor Maria Mitchell
Pledge of Allegiance: Audience will lead the Pledge of Allegiance and Salute to the Flag
- 3. Agenda / Order of Business**
- 4. Awards & Presentations:**
 - A) Recognizing Miami Springs Little League Softball Team for winning the District and Sectional Titles presented by League President Fred Gonzalez
 - B) Recognizing Poster Contest Winners hosted by the Community Policing Unit presented by Officer Janice Simon; winners Joaquin Nolan (Winner Age Group 5 - 6), Penelope Valido (Winner Age Group 7 -8 Age Group), Ben and Lucas Espino (Brothers) (Winners Age Group 9 - 10 AND Overall winner), Sienna Daniel (Winner Age Group 11 -12)
 - C) Yard of the Month Award for August 2023 – 464 LaVilla Drive – Ramona Pino
- 5. Open Forum:** Persons wishing to speak on items of general City business, may do so in person (*subject to capacity restrictions*) or virtually by following the instructions on pages 3-4. This portion of the meeting also includes any pre-screened video submittals. *The purpose of Open Forum is to encourage residents and members of the public to address their concerns and make comments on any item. The City Council will not enter into a dialogue at this time. City staff will gladly address any question, issue, and/or comment after the meeting. The Mayor is the presiding officer of all Council meetings and shall conduct the meetings accordingly.*
- 6. Approval of Council Minutes:**
 - A) August 7, 2023 – Budget Workshop
 - B) August 14, 2023 – Regular Meeting

7. Reports from Boards & Commissions:

- A) Re-appointment of Board member (Ecology Advisory Board)

8. Public Hearings:

A) **Resolution** – A Resolution Of The Mayor And City Council Of The City Of Miami Springs, Florida, Approving A Final Plat Application By 4649 NW 36 Street, LLC For Property Located At 4601-4649 NW 36th Street (Folio Numbers 05-3119-010-4040 And 05-3119-013-3930); Providing For Conditions; Providing For Violations; Providing For Authorization; Providing For Recording; And Providing For An Effective Date

9. Consent Agenda: (Funded and/or Budgeted):

A) **Resolution** – A Resolution Of The Mayor And City Council Of The City Of Miami Springs, Florida, Approving The Issuance Of A Purchase Order For Rental Of Undercover/Unmarked Police Vehicles To Royal Rent-A-Car Systems Of Florida, Inc. In An Amount Not To Exceed \$41,359.11 By Utilizing The Terms And Conditions Of Miami-Dade County Contract No. Fb-01293 Pursuant To Section 31-11(E)(5) Of The City Code; Providing For Authorization; Providing For Implementation; And Providing For An Effective Date

B) **Resolution** – A Resolution Of The Mayor And City Council Of The City Of Miami Springs, Florida, Selecting Standard Insurance Company For The City's Group Life And AD&D Insurance Coverage For Employees In An Amount Not To Exceed \$46,695.00; Providing For Authorization; And Providing For An Effective Date

C) **Resolution** – A Resolution Of The Mayor And City Council Of The City Of Miami Springs, Florida, Approving The Submission Of A Resilient Florida Program Grant Application To The Florida Department Of Environmental Protection (FDEP) Relating To The Implementation Of The Esplanade Canal Hardening Project; Providing For Authorization; And Providing For An Effective Date

10. Old Business: None.

11. New Business: None.

12. Other Business: None.

13. Reports & Recommendations:

- A) City Attorney
- B) City Manager
- C) City Council

14. Adjourn



CITY OF MIAMI SPRINGS PUBLIC MEETING NOTICE

The City of Miami Springs will hold a Council meeting on:
Monday, August 28, 2023 at 7:00 p.m. at
City Hall, Council Chambers, 201 Westward Drive, Miami Springs, Florida
(Physical Meeting Location)

The meeting agenda is available online at: <https://www.miamisprings-fl.gov/meetings>

Elected officials and City staff will participate from the physical meeting location. Members of the public may attend the meeting in person at the physical meeting location, or, alternatively, may watch or call in to the meeting by following these instructions:

ATTEND THE MEETING IN PERSON AT THE PHYSICAL MEETING LOCATION

The meeting will be held in person at the physical meeting location stated above. Admission to the physical meeting location is on a first-come, first-serve basis and space is limited. Doors will open 30 minutes prior to the meeting start time. The City highly encourages those in attendance to wear facial coverings and abide by social distancing as recommended by the CDC.

WATCH AND/OR PARTICIPATE IN THE MEETING

- **ZOOM:** Meeting ID 863-9512-4146
- **YouTube:** <https://www.youtube.com/channel/UC2at9KNngUxZRSw1UkhdHLQ/featured>
- **From your computer/mobile device:** <https://www.miamisprings-fl.gov/meetings>

CALL IN TO THE PUBLIC MEETING

Dial 305-805-5151 or 305-805-5152

(Alternatively, you may also dial the phone numbers below to join the meeting:
1 (646) 558 8656, 1 (301) 715 8592, 1 (312) 626 6799, 1 (669) 900 9128, 1 (253) 215 8782,
1 (346) 248 7799) **then input the Meeting ID: 863-9512-4146, followed by #.**
There is no participant ID. Press # again.

Any person requiring special accommodations to access this proceeding is asked to advise the City at least 2 days before the proceeding by contacting the City Clerk at cityclerk@miamisprings-fl.gov

PUBLIC COMMENTS WILL BE ACCEPTED BY THE FOLLOWING MEANS:

EMAILED COMMENTS: Members of the public may email their public comments to the City in advance of the meeting. Please email the City at cityclerk@miamisprings-fl.gov by 12:00 p.m. on the day of the meeting with the subject line "PUBLIC COMMENT" and the following information in the body of the email: Your Name, Address, if you are a hired Consultant or City Employee, and/or if you are engaged in Lobbying Activities and/or representing an organization. Please limit your comments to no more than 350 words. Public comments received via email may be read into the record during the public comment portion of the agenda, if any.

IN-PERSON COMMENTS: Members of the public may attend the meeting at the physical meeting location stated above and deliver their public comments in person during the public comment portion of the agenda.

VIRTUAL COMMENTS: *Public comments will also be accepted during the meeting using the virtual meeting platform as follows:*

By telephone: To ask to speak during the meeting, call in to the meeting using the instructions above. Please press *9 from your telephone and you will be called on to speak during public comments and identified by the last 4-digits of your telephone number.

During the meeting, when your name or the last 4-digits of your telephone number is called, you will be unmuted and you may deliver your comments.

Please be sure to be in a quiet area to avoid unnecessary noise. Please provide the following information before delivering your comments: Your Name, Address, if you are a hired Consultant or City Employee, and/or if you are engaged in Lobbying Activities and/or representing an organization.

A time limit may be imposed for each speaker during public comment.
Your cooperation is appreciated in observing the time limit.

Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the City Council, shall be barred from further audience before the City Council by the Mayor, unless permission to continue or again address the City Council is granted by the majority vote of the City Council members present. In accordance with the foregoing, the City Council has determined that racial or ethnic slurs, personal attacks and comments unrelated to City matters or issues constitute prohibited comments when addressing the Council during public comments.

PUBLIC RECORDS

The meeting will be recorded for later viewing and is a public record. The virtual chat, if any, will be saved and is a public record. Minutes of the meeting will be taken and will be made available.

NOTICE PURSUANT TO §286.0105, FLORIDA STATUTES

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY, OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

AMERICANS WITH DISABILITIES ACT

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this proceeding is asked to advise the City at least 2 days before the proceeding by contacting the City Clerk's Office at 305-805-5006.

LOBBYING ACTIVITIES

In accordance with Section 33-01 of the City Code, adopting Section 2-11.1(s) of the Miami-Dade County Code, any person engaging in lobbying activities, as defined therein, must register at the City Clerk's Office before addressing the City Council on the agenda items or engaging in lobbying activities. Specifically, all persons, firms or corporations employed or retained by a principal who seeks to encourage the passage, defeat, or modifications of (1) ordinance, resolution, action or decision of the City Council; (2) any action, decision, recommendation of any City Board or Committee; or (3) any action, decision or recommendation of City personnel during the time period of the entire decision-making process on such action, decision or recommendation which will be heard or reviewed by the City Council, or a City Board or Committee shall register with the City before engaging in any lobbying activities on forms prepared for this purpose and shall state under oath his or her name, business address, the name and business address of each person or entity which has employed said registrant to lobby, and the specific issue on which he or she has been employed to lobby. A copy of the lobbyist registration form is available from the Office of the City Clerk and online at: <https://www.miamisprings-fl.gov/cityclerk/lobbyist-registration-form-0>.

Have questions or need additional information?

Write: cityclerk@miamisprings-fl.gov

Call: 305-805-5006

Mail: 201 Westward Drive, Miami Springs, FL 33166



City of Miami Springs, Florida
City Council Workshop Meeting Minutes
Monday, August 7, 2023, 6:00 p.m.

City Hall Council Chambers, 201 Westward Drive, Miami Springs, Florida
In-Person/Virtual Council Meeting

- 1. Call to Order/Roll Call:** The meeting was called to order by the Mayor at 6:30 p.m.

Present were the following:

Present were the following:

Mayor Maria Puente Mitchell

Vice Mayor Jorge Santin

Councilwoman Jacky Bravo

Councilman Walter Fajet, Ph. D.

Councilman Victor Vazquez, Ph.D.

Interim City Manager Tammy Romero

City Clerk Erika Gonzalez-Santamaria

City Attorney Roger Pou

Finance Director Chris Chiocca

Golf Director Paul O'Dell

Pro Shop Manager Mason Kegley

Golf Course Superintendent Laurie Bland

Public Works Director Lazaro Garaboa

Public Works Assistant Director Lizzette Fuentes

Planning Department Silvia Vargas (via Zoom)

Code Compliance Officer Rosemary Novo

Building Official Ulises Fernandez

- 2. Invocation:** Offered by Vice Mayor Jorge Santin
Salute to the Flag: The audience participated.

- 3. Workshop on Proposed Fiscal Year 2023-2024 Budget**

- I. Opening Remarks by Interim City Manager Tammy Romero

Interim City Manager Tammy Romero introduced the upcoming workshop and stated that the upcoming budget discussions offers Council various options and decisions required to finalize the FY2023-2024 budget. She presented a statement based on the proposed millage rate of 6.9900. The proposed budget reflects at the recommended millage rate a deficit of \$594,603.00. The new proposed budget includes a proposed COLA increase of 4% for all General Employees and 3% for Police; includes adding a new part time code

compliance officer; Health Insurance is increasing by 8.5%; Property insurance increases of 140% totaling \$419,000; includes Police retirement payouts for \$159,000; includes City Lobbyist for \$45,000 and \$36,000 for the grant writer; increasing Senior funding to \$210,000; Public Works tree planting for \$50,000 and tree trimming for \$100,000. The 2023-2024 budget includes a \$35,000 funding request from CMI for next fiscal year, \$14,000 for the River Cities Festival, \$6,000 request from the Historic Museum for storage costs.

II. City Council

Finance Director Chiocca stated that the budget shows a decrease in the Council proposed budget. Council budget includes \$35,000 for the Curtiss Mansion, \$14,000 for the River Cities Festival and \$6,000 for the Historic Museum's museum storage costs and the installation of a new fence.

Presentation made by Juliana Arias for River Cities Festival, she requested the funds including the \$14,000 for this year; also for CMI on the Curtiss Mansion and the request for \$35,000; in addition to the funding requested by the Centennial Committee in the amount of \$125,000. There were no further actions taken at this time. Further discussion ensued, and the City Council did not take further action at this time.

III. City Clerk

The City Clerk's budget is \$21,040 more than last year. The increase is mainly due to the 2025 City Election and salary/insurance costs. There were no further changes to the Clerk budget.

There were no other questions or comments on this portion of the budget.

IV. Police Department

Mr. Chiocca commented that the Police Department budget has an 11.6% increase than last year. The increase includes \$137,600 of equipment purchases.

Police Chief Guzman answered Council's questions to their satisfaction. There was no further action on this section of the budget.

V. LETF Fund

The proposed budget is \$173,800 for the upcoming fiscal year. The Community Policing Office, except for personnel, is funded by the Law Enforcement Trust Fund based on federal forfeitures and guidelines, according to Chief Guzman. There were no changes in this portion of the agenda.

VI. IT Services

The budget is \$2,756 less than the current year, according to Mr. Chiocca. I.T. Director Jorge Fonseca answered Council's questions and there were no changes to the proposed budget.

VII. Planning

Interim City Manager Tammy Romero stated that this department will be present at the next budget workshop on August 21st.

VIII. Parks and Recreation

i. Administration

The total budget includes an increase of \$1,143 this upcoming fiscal year. This portion of the budget, Administration is \$136,499 lower than the previous year. The budget includes the State's minimum wage increase to \$12.00/hr. for all part time staff, health costs, and COLA. The Pelican Playhouse will receive a subsidy of \$31,400 for the upcoming year.

Parks and Recreation Director Luna and Finance Director Chiocca answered the Council's questions.

ii. Pool

Mr. Chiocca stated that the proposed budget for the Pool is approximately \$46,518 higher for the new fiscal year. Increase is due to the minimum wage increase state-wide to \$12.00/hr., health costs, and COLA.

Parks and Recreation Director Omar Luna answered Council's questions.

iii. Tennis

Finance Director Chris Chiocca stated that the Tennis operation is \$151 less; budget includes \$20,000 for resurfacing of two tennis courts. There were no questions regarding this budget.

iv. Park Maintenance

The Park Maintenance budget is approximately \$620 less than the current year. Budget includes \$25,000 for laser-grading parks. There were no further actions on this portion of the agenda.

IX. Senior Services

Finance Director Chris Chiocca stated that the Elderly Services budget is approximately

\$188,426 higher than the previous year. This includes costs for the additional staffing, health, fitness and art instructors.

Recreation Director Omar Luna answered Council's questions to their satisfaction. There were no further discussions on this section of the budget.

X. Finance

Finance Director Chiocca stated that there was a 42.4% increase, \$208,661, due to the new Finance Director position, COLA and health insurance costs for the department. This section of the budget also includes the Professional Services budget. He explained that the budget is lower this year, \$77,506 or 28% approximately; grant writer continues to be outsourced and includes a new application communication.

There were no further changes to the budget.

4. Adjourn

There being no further business to be discussed the meeting was adjourned at 10:45 p.m.

Respectfully submitted:

*Erika Gonzalez-Santamaria, MMC
City Clerk*

*Adopted by the City Council on
this 28th day of Augsut, 2023.*

Maria Puente Mitchell, Mayor

PURSUANT TO FLORIDA STATUTES 286.0105, THE CITY HEREBY ADVISES THE PUBLIC THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT ITS MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT FOR SUCH PURPOSE, THE AFFECTED PERSON MAY NEED TO ENSURE THAT VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED THIS NOTICE DOES NOT CONSTITUTE CONSENT BY THE CITY FOR THE INTRODUCTION OR ADMISSION OF OTHERWISE INADMISSIBLE OR IRRELEVANT EVIDENCE, NOR DOES IT AUTHORIZE CHALLENGES OR APPEALS NOT OTHERWISE ALLOWED BY LAW.



City of Miami Springs, Florida

City Council Meeting

Regular Meeting Minutes

Monday, August 14, 2023 at 7:00 p.m.

City Hall Council Chambers, 201 Westward Drive, Miami Springs, Florida

In-Person/Virtual Council Meeting

1. **Call to Order/Roll Call:** The meeting was called to order by the Mayor at 7:00 p.m.

Present were the following:

Mayor Maria Puente Mitchell

Vice Mayor Jorge Santin

Councilwoman Jacky Bravo

Councilman Walter Fajet, Ph.D.

Councilman Victor Vazquez. Ph.D.

Interim City Manager Tammy Romero

City Clerk Erika Gonzalez-Santamaria

City Attorney Roger Pou

Police Chief Armando Guzman

Public Works Director Lazaro Garaboa

Assistant Public Works Director Lizette Fuentes

2. **Invocation:** Offered by Councilman Victor Vazquez
Pledge of Allegiance: The audience led in the pledge.

3. **Agenda / Order of Business:** None at this time.

4. **Awards & Presentations:**

A) Presentation by Mr. Rob Gordon awarding the City of Miami Springs the STEM City of the Year Award for the City's consistent support of STEM activities at the Recreation Center over the last 10 years

Mr. Gordon was not able to attend the meeting and is scheduled for a future meeting date.

B) Lt. Vince Gonzalez of Miami-Dade Fire Rescue presenting the HELP Initiative, an outreach program that teaches civilians of all ages how to be a "first responder" through classes on how to perform CPR, apply tourniquets to stop the bleed, signs to look for in a person having a stroke, and how to help someone who is choking

Mayor Mitchell welcomed Lt. Gonzalez to the meeting. Lt. Gonzalez explained the benefits of the outreach program. Mayor Mitchell and City Council requested that City Staff coordinate the dates and times in order to offer this training opportunities to

residents.

C) Pastor Dan Gossett of City Rev Church introducing his new church campus at the Miami Springs Baptist Church

Deacon Chris of the Miami Springs Baptist Church was present and introduced Pastor Gossett and Pastor Robi Barnes explained how City Rev will soon begin their integration in the City by way of the Miami Springs Baptist Church. Pastor Barnes stated he is excited to start working in the City and help with the future vision of the community. The Mayor welcomed them and thanked the Pastors for attending the meeting.

D) Yard of the Month Award for July 2023 – 1160 Heron Avenue – The Sandoval Family

The Mayor recognized the Sandoval Family for their Yard of the Month Award for July. The Sandoval Family was present to receive their award. They thanked the City Council for the recognition.

5. Open Forum: The following members of the public addressed the City Council: No speakers at this time.

6. Approval of Council Minutes:

- A) May 15, 2023 – Workshop
- B) June 29, 2023 – Regular Meeting
- C) July 20, 2023 – Special Council Meeting

Councilman Fajet moved to approve the minutes of May 15, 2023 Workshop, June 29, 2023 Regular Meeting, and July 20, 2023 Special Council Meeting. Councilman Vazquez seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Santin, Councilwoman Bravo, Councilman Fajet, Councilman Vazquez and Mayor Mitchell voting Yes.

7. Reports from Boards & Commissions: None at this time.

8. Public Hearings: None at this time.

9. Consent Agenda: (Funded and/or Budgeted):

A) **Resolution** – A Resolution Of The Mayor And City Council Of The City Of Miami Springs, Florida, Ratifying A Local Services Program Contract With The Alliance For Aging, Inc. Relating To The City’s Congregate And Home Delivered Meals Program For The City’s Elderly Community; Providing For Implementation; And Providing For An Effective Date

B) **Resolution** – A Resolution Of The Mayor And City Council Of The City Of Miami Springs, Florida, Approving An Increase Of \$116,765.86 For The Purchase Of Two Sanitation Trucks From Nextran Corporation D/B/A Nextran Truck Center; Providing For

Implementation; And Providing For An Effective Date

C) **Resolution** – A Resolution Of The Mayor And City Council Of The City Of Miami Springs, Florida, Rescinding And Repealing Resolution No. 2022-4034 That Approved The Purchase Of Three 2022 Ford Police Interceptor AWD Utility Vehicles From Duval Ford, LLC; Approving The Purchase Of Three Dodge Durango Pursuit AWD V8 Vehicles From Garber Chrysler-Dodge Truck, Inc. In An Amount Not To Exceed \$129,066.00 Utilizing The Terms And Conditions Of The Florida Sheriffs Association Contract No. Fsa22-Vel 30.0 Pursuant To Section 31-11(E)(5) Of The City Code; Declaring Certain Vehicles As Surplus Property; Authorizing The Sale Or Disposition Of Surplus Property; Providing For Implementation; And Providing For An Effective Date

Councilwoman Bravo made a motion to approve the Consent Agenda. Councilman Fajet seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Santin, Councilwoman Bravo, Councilman Fajet, Councilman Vazquez and Mayor Mitchell voting Yes.

10. Old Business: None.

11. New Business:

A) **Resolution** – A Resolution Of The Mayor And City Council Of The City Of Miami Springs, Florida, Appointing Juan Carlos “J.C.” Jimenez As City Manager; Authorizing The Mayor To Execute An Employment Agreement On Behalf Of The City Related To The City Manager; Providing For Implementation; And Providing For An Effective Date

Interim City Manager Tammy read the Resolution by title.

Councilman Vazquez made a motion to approve the Resolution as amended. Vice Mayor Santin seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Santin, Councilwoman Bravo, Councilman Fajet, Councilman Vazquez and Mayor Mitchell voting Yes.

B) **Resolution** – A Resolution Of The City Council Of The City Of Miami Springs, Florida, Providing For The Collection Of Garbage, Trash And Recycling Service Fees Using The Uniform Method Of Collection Of Non-Ad Valorem Revenues; Providing For Maximum Fees For Garbage, Trash And Recycling Services; Directing The Preparation Of A Preliminary Assessment Roll; Establishing A Public Hearing To Consider The Imposition Of Garbage, Trash And Recycling Service Fees For Fiscal Year Beginning October 1, 2023 And The Maximum Fees; Directing The Provision Of Notice Thereof; Providing For Severability; And An Effective Date

Interim City Manager Tammy read the Resolution by title.

Councilman Fajet made a motion to approve the Resolution as read. Councilwoman Bravo seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Santin, Councilwoman Bravo, Councilman Fajet, Councilman Vazquez and Mayor Mitchell voting Yes.

C) **Resolution** – A Resolution Of The Mayor And City Council Of The City Of Miami Springs, Florida, Approving A First Amendment To A Continuing Professional Services Agreement With Calvin, Giordano & Associates, Inc. For General Planning And Zoning Services To Increase Compensation By \$11,000 For Fiscal Year 2022-23; Providing For Authorization; Providing For Implementation; And Providing For An Effective Date (Requires a 4/5 vote)

Interim City Manager Tammy read the Resolution by title.

Councilwoman Bravo made a motion to approve the Resolution as read. Councilman Fajet seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Santin, Councilwoman Bravo, Councilman Fajet, Councilman Vazquez and Mayor Mitchell voting Yes.

D) **Resolution** – A Resolution Of The Mayor And City Council Of The City Of Miami Springs, Florida, Approving An Amended And Restated Interlocal Agreement With Miami-Dade County Relating To The Reestablishment And Distribution Of The Six-Cent Local Option Gas Tax; Providing For Authorization; And Providing For An Effective Date

Interim City Manager Tammy read the Resolution by title.

Councilwoman Bravo made a motion to approve the Resolution as read. Councilman Vazquez seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Santin, Councilwoman Bravo, Councilman Fajet, Councilman Vazquez and Mayor Mitchell voting Yes.

12. Other Business:

A) Request by Councilman Fajet to discuss permitted uses in the Gateway Overlay District

Councilman Fajet stated that the current Gateway Overlay District is limited to certain permitted uses. He stated recently, there have been several businesses that have interested in leasing space in the 1 Town Center building which are not currently permitted. He requested for the City Council to consider a revision to the Gateway Overlay District ordinance in order to accommodate a more inclusive allowed uses list. The City Council gave consensus to direct the City Attorney and Planning Firm to draft an ordinance revising the Gateway Overlay District with additional permitted uses.

The following members of the public addressed the City Council: Dr. Zayas; Maribel Martin; Leah Camps; Michel Gutierrez; Nicholas Rodriguez; Yohanna Hernandez; Jovan Rojas; and Frank Espinosa.

B) Request by staff to discuss Calvin Giordano and Associates proposed Special Projects estimate

Silvia Vargas of CGA was available and provided an overview on the proposed special projects that include, NW 36th Street Corridor, Gateway Overlay amendment, Zoning Clean up and update, GIS and Comprehensive Plan EAR amendments. Ms. Vargas answered the Council's questions. The City Council stated that they will consider the projects at the budget workshop.

C) Request by Vice Mayor Santin to discuss the request made by the Centennial Committee at the Budget Workshop on August 7, 2023 i.e. Centennial Logo (develop in-house/outsource), Fundraising/Sponsorships, etc.

Vice Mayor Santin requested that the City Council allow the development of a Centennial Seal in order to draft letters for fundraisers/sponsorships; they conceded to have the seal be developed in-house. Interim City Manager also clarified that any letter should be drafted from the City not the Centennial Committee, she also requested that the Glenn Curtiss trademark be granted to the City and not to the Committee; Finance Director Chris Chiocca stated the funding raised by the Committee would be a separate accounting fund as a revenue/expense fund. City Attorney Roger Pou reminded the Council that the Centennial Committee is an advisory board and designed to make recommendation to the City Council; any matters relating to funding, correspondence, sponsors etc. should be in conjunction with the City Administration. City Council gave general consensus to draft a memo on how the Centennial Committee should proceed with the items discussed tonight.

D) Request by Vice Mayor Santin to have Bermello Ajamil, City Engineers/Architects, to assess the possibility of adding pickleball courts to current tennis court/racquetball center

Vice Mayor Santin requested that the City acquire an estimate on assessing the possibility of replacing the racquetball courts at the current tennis center with pickleball courts. Interim City Manager Tammy Romero there is no cost on attaining an estimate via a task order. Mayor Mitchell stated that she has an additional space as a possible location for pickleball courts, such as the Curtiss Parkway parking area, right after the end of the bike path and Stafford Park. The City Council gave consensus to City staff to request an estimate from B&A to assess the possible three locations for pickleball courts. Councilwoman Bravo updated the City Council that she has been meeting with the City Attorney in reference to updating the Country Club and bringing all the sports together as a sports center with amenities. She stated that this will be brought forward at a future Council meeting with more details and funding sources for the Council's consideration.

13. Reports & Recommendations:

A) City Attorney

City Attorney Roger Pou had no report at this time.

B) City Manager

Interim City Manager Tammy Romero had no report at this time.

C) City Council

Vice Mayor Santin stated that as the Council goes through the funding sources and wishlist items in the budget process, that the community has patience in the decision making process and understands that decisions are not short-term solutions, but long term.

Councilwoman Bravo thanked everyone for a productive meeting and had no further report.

Councilman Fajet stated the palm trees on South Royal Poinciana Blvd. look beautiful; and asked if the City would look into doing the same at the City's entrance on East Drive and South Royal Poinciana. He also inquired with Staff on the opening of Canal Street.

Councilman Vazquez welcomed the Pastors from City Rev to the City of Miami Springs. He also stated that there are speeders in town, and the possibility of putting out a social media awareness campaign on preventing speeding.

Mayor Mitchell wished former Councilman Bob Best a speedy recovery. She encouraged residents and visitors to visit local restaurants, since Miami Spice has kicked off recently. She stated last week she attended the Florida League of Cities Annual Conference. The Mayor stated it was extremely informative and networking with elected officials and city leaders of other municipalities with similar concerns, one hot topic was the increases in insurance. Mayor Mitchell mentioned that it has come to her attention that the Town of Medley is looking into annexing the area that Miami Springs has been trying to annex for twenty years. She reached out to the Mayor of Medley and confirmed that it was true he was looking into it. Mayor Mitchell said that the City of Miami Springs is continuing to pursue annexation, and expects the support for our annexation pursuit as we have supported Medley's. She stated that the City has a commitment from Commissioner Cabrera that no other city will be allowed to annex the proposed Miami Springs annexation area while he is in office.

14. Adjourn

There being no further business to be discussed the meeting was adjourned at 10:05 p.m.

Respectfully submitted:

*Erika Gonzalez-Santamaria, MMC
City Clerk*

*Adopted by the City Council on
This 28th day of August, 2023.*

Maria Puente Mitchell, Mayor

PURSUANT TO FLORIDA STATUTES 286.0105, THE CITY HEREBY ADVISES THE PUBLIC THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT ITS MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT FOR SUCH PURPOSE, THE AFFECTED PERSON MAY NEED TO ENSURE THAT VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED THIS NOTICE DOES NOT CONSTITUTE CONSENT BY THE CITY FOR THE INTRODUCTION OR ADMISSION OF OTHERWISE INADMISSIBLE OR IRRELEVANT EVIDENCE, NOR DOES IT AUTHORIZE CHALLENGES OR APPEALS NOT OTHERWISE ALLOWED BY LAW.



MEMO

To: Erika Gonzalez, MMC, City Clerk
From: Sandra Duarte, Administrative Assistant to the City Clerk
Subject: Board Appointments
Date: 08/23/2023

Please find below the Board appointment(s) that require Council Vote as per the following section:

No board member who shall have served three consecutive terms of office shall be eligible to serve an additional term of office for two years thereafter, unless the appointment for any additional term shall be confirmed by a majority of the council.

Board	Current Member	Group	Term Expired	Terms Served
Ecology Advisory Board	Wendy Anderson-Booher	Mayor	08/06/2022	3 rd of a 3 year term

Mrs. Anderson-Booher has served on the Ecology Board as of 2009. She was voted as its Vice Chair on 2011 before becoming its Chair in 2019 and continues to happily serve as the current Chair.

Thank you.



201 Westward Drive
Miami Springs, FL 33166-5289
Phone: (305) 805-5030
Fax: (305) 805-5036



CITY OF MIAMI SPRINGS PLANNING DEPARTMENT

STAFF REPORT

TO: Zoning and Planning Board

FROM: Hoyt Holden, AICP, via
Silvia Vargas, FAICP, Principal
Planner
Calvin, Giordano & Associates, Inc.
Planning Consultant

DATE: August 23, 2023

SUBJECT: Final Plat for Oliva’s Subdivision

CASE # 01-ZP-21

APPLICANT(S): 4649 NW 36th Street, LLC (“Applicant”)

ADDRESS: 4601 and 4649 NW 36th Street (“Property”)

FOLIO(S): 05-3119-010-4040 and 05-3119-013-3930, respectively.

ZONING DISTRICT: NORTHWEST 36TH STREET DISTRICT

THE PROPERTY: The Property consists of two separate parcels of land and an alley between the two parcels.

The 4601 parcel is rectangular in shape, with a width of 94.98 feet on East Drive and a depth of 183.77 feet on NW 36th Street. The subject parcel is 17,319.0 square feet in size.

The 4649 parcel is rectangular in shape, with a width of 95.12 feet on Mokena Drive and a depth of 183.77 feet on NW 36th Street. This parcel is 17,346.0 square feet in land area.

The alley is rectangular in shape, with a width of 16 feet on NW 36th Street and a depth of 95.12 feet. The alley is located between 4601 and 4649 NW 36th street and its land area is 1,522.0 square feet. This portion of the right-of-way of the alley was vacated by the City via resolution of the City Council approved on June 24, 2019, with certain conditions, in order to facilitate the development of the Project.



The combined land area of the three parcels is 36,187.0 square feet.

THE PROPOSAL: The applicant is seeking to replat the property which consists of two separate parcels of land at 4601 NW 36 Street and 4649 NW 36 Street, as well as the alley (a City right-of-Way) running between the two parcels.

PROCESS: This is final plat approval. The tentative plat was previously approved by City Council on May 24, 2021, under Resolution No. R2021-003 with the following conditions:

- Sheet 1 of 2, Legal description, Surveyor's notes, and location map, dated, signed, and sealed by Omar Armenteros PSM, December 22, 2020.
- Sheet 2 of 2, Sketch of Survey and Geometry, dated, signed, and sealed by Omar Armenteros PSM, December 22, 2020.

Subsequently, the applicant submitted the approved tentative plat to the Miami-Dade County Plat Review Committee and received notification of technical compliance on July 16, 2021, followed by three (3) extensions; the current compliance is valid until October 27, 2023.

Now that technical compliance has been achieved, the plans for final plat approval have been submitted for staff review and approval by the City Council. Upon council approval, the final plat will then be submitted to the Miami-Dade County Commission for final plat approval and recordation with the Miami-Dade County Clerk of the Courts.

HISTORY: This development project was previously reviewed and approved by the City Council on June 3, 2019. At that time, site plan approval and the alley vacation were approved.

The applicant obtained a variance for the maximum building height in order to accommodate a rooftop restaurant and retail and an architectural cover element. This request received a favorable

recommendation of the Board of Adjustment at the meeting of January 6, 2020 by a vote of 4-0. The project was approved by Council, with conditions, under resolution No. R2020-001 at the meeting of January 13, 2020, by a vote of 5-0.

The tentative plat was unanimously approved by a 5-0 vote of the City Council on May 24, 2021, under Resolution R2021-003.

RECOMMENDATION: Staff has reviewed the final plat for conformance with the approved tentative plat and finds the final plat complies with the conditions of tentative plat approval and the subdivision regulations of the city's Code of Ordinances. It is recommended that the request for final plat approval of the property be approved with conditions as follows.

Substantial compliance shall be at the sole determination of the City.

1. Pursuant to Section 150-019(D)(2) of the City Code, the Final Plat shall show, wherever required, the limits of areas thereof to be filled, together with the elevation of such fills. The elevation of fills, wherever required, shall be as established by the Dade County engineer's office, and as shown on the current official map of the City, on file in the office of the City Clerk.
2. Pursuant to Section 150-019(D)(4) of the City Code, if appropriate to the parcel being platted or replatted, and required by the City Building and Zoning Department or other appropriate administrative staff, a plat or replat shall include properly dedicated alleys in the rear of the lots shown on the plat or replat, which alleys shall not be less than 16 feet in width, and in the alleys there shall be provided returns having 25-foot radii to permit free ingress and egress, where the alleys intersect other alleys, to permit vehicles to pass in and out without encroaching on adjoining property.
3. Pursuant to Section 150-019(D)(5) of the City Code, all building sites and lots in residential districts shall have a minimum width of 75 feet and a minimum depth of 100 feet, and all building sites or lots in commercial or business districts shall have a minimum width of 50 feet and a minimum depth of 100 feet.
4. Pursuant to Section 150-019(D)(6) of the City Code, the granting of a plat or replat is specifically conditioned upon the applicant's satisfactory compliance with all appropriate provisions of Section 150-020 of the City Code .
5. Pursuant to Section 166.033, Florida Statutes, all applicable state and federal permits must be obtained before commencement of any development. Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to

- obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.
6. Approval of this Final Plat does not constitute or imply zoning approval. The site plan allowing a project to be developed on this property shall fully comply with all relevant zoning district regulations, including site improvements and conditions of site plan approval.



RESOLUTION NO. 2023-_____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA, APPROVING A FINAL PLAT APPLICATION BY 4649 NW 36 STREET, LLC FOR PROPERTY LOCATED AT 4601-4649 NW 36TH STREET (FOLIO NUMBERS 05-3119-010-4040 AND 05-3119-013-3930); PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATIONS; PROVIDING FOR AUTHORIZATION; PROVIDING FOR RECORDING; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, consistent with the requirements set forth in the City of Miami Springs' (the "City") Code of Ordinances (the "Code"), 4649 NW 36 Street, LLC (the "Applicant") has submitted a final plat application (the "Application"), a copy of the final plat being attached hereto as Exhibit "A" and incorporated herein by reference (the "Final Plat"), pertaining to a parcel of property generally located at 4601-4649 NW 36th Street, identified for property tax purposes by Folio Nos. 05-3119-010-4040 and 05-3119-013-3930 (the "Property"), as legally described in Exhibit "A" attached hereto; and

WHEREAS, on May 24, 2021, the City Council adopted Resolution 2021-003 approving the Tentative Plat for the Property; and

WHEREAS, City staff reviewed the Application and recommends approval because all of the requirements of the City Code, the Miami-Dade County Code of Ordinances, and State law have been fulfilled; and

WHEREAS, public notice was provided in accordance with law; and

WHEREAS, after a duly noticed public hearing, the City Council finds that the Application meets the requirements of the City Code and finds that the Application is consistent with the City's Land Development Regulations and Comprehensive Plan; and

WHEREAS, the City Council finds that this Resolution is in the best interest and welfare of the citizens of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are true and correct and are incorporated herein by this reference.

Section 2. Approval. The City Council, after a duly noticed public hearing, hereby approves the Final Plat attached hereto as Exhibit "A."

Section 3. Conditions. The approval granted in Section 2 of this Resolution is subject to compliance with the following conditions:

- a. Pursuant to Section 150-019(D)(2) of the City Code, the Final Plat shall show, wherever required, the limits of areas thereof to be filled, together with the elevation of such fills. The elevation of fills, wherever required, shall be as established by the Dade County engineer's office, and as shown on the current official map of the City, on file in the office of the City Clerk.
- b. Pursuant to Section 150-019(D)(4) of the City Code, if appropriate to the parcel being platted or replatted, and required by the City Building and Zoning Department or other appropriate administrative staff, a plat or replat shall include properly dedicated alleys in the rear of the lots shown on the plat or replat, which alleys shall not be less than 16 feet in width, and in the alleys there shall be provided returns having 25-foot radii to permit free ingress and egress, where the alleys intersect other alleys, to permit vehicles to pass in and out without encroaching on adjoining property.
- c. Pursuant to Section 150-019(D)(5) of the City Code, all building sites and lots in residential districts shall have a minimum width of 75 feet and a minimum depth of 100 feet, and all building sites or lots in commercial or business districts shall have a minimum width of 50 feet and a minimum depth of 100 feet.
- d. Pursuant to Section 150-019(D)(6) of the City Code, the granting of a plat or replat is specifically conditioned upon the Applicant's satisfactory compliance with all appropriate provisions of Section 150-020 of the City Code .
- e. Pursuant to Section 166.033, Florida Statutes, all applicable state and federal permits must be obtained before commencement of any development. Issuance of a development permit by a municipality does not in any way create any right on the part of an Applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the Applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.
- f. Approval of this Final Plat does not constitute or imply zoning approval. The site plan allowing a project to be developed on this property shall fully comply with all relevant zoning district regulations, including site improvements and conditions of site plan approval.

Section 4. Violations. Failure to adhere to the terms of this approval shall be considered a violation of the City Code. Penalties for such violation shall be as prescribed by the City Code, which include, but are not limited to, the revocation of the approval granted by this Resolution.

Section 5. Authorization. The City Manager, City Clerk, and City Surveyor are authorized to sign the face of the Final Plat and to execute any other required documents necessary for approval of the Final Plat consistent with and to implement the intent of this Resolution, subject to review by the City Attorney.

Section 6. Recording. The City, or the Applicant if so requested by the City, shall record this Resolution at the Applicant’s sole expense in the Official Records of Miami-Dade County, Florida.

Section 7. Effective Date. This Resolution shall become effective immediately upon adoption.

The foregoing Resolution was offered by _____ who moved its adoption. The motion was seconded by _____ and upon being put to a vote, the vote was as follows:

Vice Mayor Jorge Santin	_____
Councilmember Jacky Bravo	_____
Councilmember Dr. Victor Vazquez, Ph.D.	_____
Councilmember Dr. Walter Fajet, Ph.D.	_____
Mayor Maria Puente Mitchell	_____

PASSED AND ADOPTED this ___ day of _____, 2023.

MARIA PUENTE MITCHELL
MAYOR

ATTEST:

ERIKA GONZALEZ, MMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

EXHIBIT A
Final Plat

LETTER OF TRANSMITTAL

PROJECT: OLIVA'S SUBDIVISION (MDC # T-24109)

DATE: April 20, 2023

FROM: Cris Pires
Ford, Armenteros & Fernandez, Inc.

TO: Christopher Heid, City Planner/Director
Department of Planning and Zoning
City of Miami Springs
201 Westward Drive
Miami Springs, Florida 33166
Phone: 305-798-3733

WE ARE TRANSMITTING: Attached

VIA: HAND DELIVERY

COPIES	DESCRIPTION
1	Executed Final Plat Mylars for OLIVA'S SUBDIVISION
1	Executed Hearing Final Plat Application
1	Letter of Intent
1	Letters of Consent for Gio Molliner & Ford, Armenteros & Fernandez, Inc.
1	Check in the amount of \$2,500 payable to the City of Miami Springs representing the Final Plat Application Fee
1	Original Opinion of Title prepared by Hugo Garcia, Esq.

- | | | | |
|---------------------------------------|--|---|--|
| <input type="checkbox"/> For Approval | <input type="checkbox"/> Review & Comment | <input type="checkbox"/> For your signature | <input checked="" type="checkbox"/> For your Use |
| <input type="checkbox"/> Resubmit | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> As requested | <input type="checkbox"/> Submit |

REMARKS:

If you need additional information, please do not hesitate to contact me at (305) 477-6472.
Thank you.

SENT BY:



Cris Pires | Sr. Project Manager
Land Development Department

Ford, Armenteros & Fernandez, Inc.
1950 NW 94th Avenue, 2nd Floor | Doral, FL 33172
Phone: 305 477-6472 | E-mail: cristinap@fordco.com



Building & Planning Department
 201 Westward Drive
 Miami Springs, FL 33166
 Phone: 305-805-5034 Fax: 305-805-5036
www.miamisprings-fl.gov

CITY OF MIAMI SPRINGS

HEARING APPLICATION

APPLICANT INFORMATION	
APPLICANT NAME 4649 NW 36 STREET, LLC	PROPERTY ADDRESS 4649 NW 36 St. and 4601 NW 36 St., Miami Springs, FL 33166
APPLICANT PHONE NUMBER (BEST NUMBER TO REACH YOU) 305-733-4807 (Juan Oliva / Owner)	E-MAIL ADDRESS joliva@minumerolocal.com (Juan Oliva / Owner)
305-477-6472 (Cris Pires-Ford, Armenteros & Fernandez / Surveyors) cristinap@fordco.com (Cris Pires-Ford, Armenteros & Fernandez / Surveyors)	

Request that a determination be made by the Zoning and Planning Board of the City of Miami Springs, on the following project that was reviewed and discussed with the City Planner, in which the City Planner could not exercise discretion and which, in his opinion, might properly come before the Board.

PROPERTY INFORMATION	
LEGAL DESCRIPTION Attached as Exhibit "A"	LOT SIZE AND ZONING DISTRICT 36,178.45 SF (0.83 acres) / NW 36 STREET DISTRICT
LOT(S) BLOCK SUBDIVISION	LOT SIZE ZONING DISTRICT
HAVE ANY PREVIOUS APPLICATIONS OR APPEALS BEEN FILED WITHIN THE LAST SIX (6) MONTHS IN CONNECTION WITH THESE PREMISES? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
IF YES, BRIEFLY STATE THE NATURE OF THE PREVIOUS APPLICATION: An application for Tentative Plat was filed and approved by Resolution R2021-003 on May 24, 2021	
IF YOU ARE THE OWNER, HOW LONG HAVE YOU OWNED THE PROPERTY? 6 years (4649) / 3.5 years (4601)	WHAT IS THE APPROXIMATE MARKET VALUE INVOLVED IN THIS PROJECT? \$ _____

Please include the follow information in your application letter:

(I)(We) Hereby petition the City of Miami Springs, FL to review the instant petition for Zoning and Planning Board approval on the following legally described property:

(Please include a separate document stating the full legal description of the property, the property address, lot size, and type of use and improvement proposed – state also whether new structures are to be built, existing structures used, or additions made to existing buildings. State in what way the proposed plan/project will be appropriate and desirable to the City of Miami Springs, and the effect of the proposed plan/ project in the immediate neighborhood. Include what circumstances that justify the approval of the plan/ project.

(I) (We) understand this petition becomes part of the permanent records of the Zoning and Planning Board.

(I) (We) hereby certify that the above statements and the statements or showing made in any papers and/or plans submitted are true to the best of my/our knowledge and belief.

4649 NW 36 STREET, LLC, a Florida limited liability company

By: Juan C. Oliva, as Manager

Signature of Owner

JUAN C. OLIVA, MANAGER

Printed name of Owner

Signature of Co-Owner

Printed name of Co-Owner

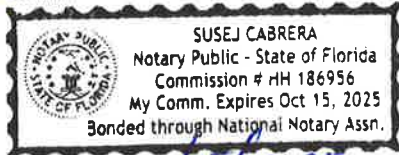
The contents of this petition are
Sworn to and subscribed before
me this 6 day of March,
2023.

The contents of this petition are
Sworn to and subscribed before
me this ____ day of _____,
20__.

SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

Gusej Cabrera

PRINT NAME OF NOTARY PUBLIC



STAMP SEAL

COMMISSION EXPIRES: 10/15/2025

PERSONALLY KNOWN: _____

PRODUCED IDENTIFICATION: _____

SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

PRINT NAME OF NOTARY PUBLIC

STAMP SEAL

COMMISSION EXPIRES: _____

PERSONALLY KNOWN: _____

PRODUCED IDENTIFICATION: _____

4649 NW 36 STREET, LLC
4601 NW 36th St
Miami Springs, FL 33166

February 24, 2023

Chris Heid, City Planner
City of Miami Springs
201 Westward Drive
Miami Springs, Florida 33166

RE: Oliva's Subdivision – Plat Application (Final Plat)

Dear Mr. Heid:

Please accept this letter of intent on behalf of 4649 NW 36 STREET, LLC (the "Owner" and "Applicant"), in connection with the Application for a Final Plat of approximately 0.83 acres of land located at the 4601 and 4649 NW 36 Street in the City of Miami Springs (the "City"), further identified by Miami-Dade County Property Appraiser Folio Nos. 05-3119-013-3930 and 05-3119-013-4040 (the "Property").

In accordance with Chapter 150 of the City Code, Chapter 28 of the Miami-Dade County Code, and in compliance with Chapter 177 of the Florida Statutes we are seeking approval of the Final Plat for the property referred to as "OLIVA'S SUBDIVISION."

The proposed Final Plat is consistent with the approved Tentative Plat, Site Plan, and development approvals; it contemplates the development of an 11-story building for mixed use purposes (retail, office, hotel, and restaurant). Copies of the approving resolutions (R2019-006, R2020-001, and R2021-003) are enclosed for easy reference.

Also enclosed please find our application together with other required documents; as well as copies of the approved Tentative Plat and executed Final Plat.

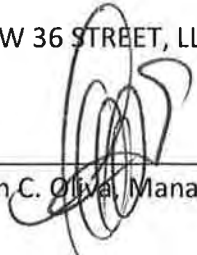
Based on the foregoing, we respectfully request your favorable recommendation and prompt scheduling of this application for Public Hearing.

Should you have any questions, comments, or require additional information, please do not hesitate to contact Cris Pires from our Surveyor's Team at Ford, Armenteros & Fernandez, Inc. at (305) 477-6472.

Thank you in advance for your considerate attention to this application.

Respectfully submitted,

4649 NW 36 STREET, LLC


By: Juan C. Oliva, Manager

4649 NW 36 STREET, LLC
4601 NW 36th St
Miami Springs, FL 33166

February 24, 2023

Chris Heid, City Planner
City of Miami Springs
201 Westward Drive
Miami Springs, Florida 33166

RE: Oliva's Subdivision – Plat Application (Final Plat)

Dear Mr. Heid:

I, Juan C. Oliva, as Manager of 4649 NW 36 STREET, LLC, the Owner of the Property in connection with the above referenced Application, consent to be represented by Cristina Pires and/or Omar Armenteros from Ford, Armenteros & Fernandez, Inc. (Surveyors of Record).

Sincerely,

4649 NW 36 STREET, LLC

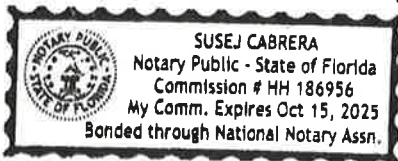

By: Juan C. Oliva, Manager

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence OR online notarization this 6 day of March, 2023, by Juan C. Oliva, as Manager of 4649 NW 36 STREET, LLC, on behalf of the limited liability company. He is personally known to me or has produced _____, as identification and did/did not take an oath.

Witness my signature and official seal this 6 day of March, 2023, in the County and State aforesaid, the date and year last aforesaid.

Signature of Notary Public: _____



Print, Type Name here: _____

10/15/25
(Commission Expires)

HH 186956
(Commission Number)

(NOTARY SEAL)

4649 NW 36 STREET, LLC
4601 NW 36th St
Miami Springs, FL 33166

February 24, 2023

Chris Heid, City Planner
City of Miami Springs
201 Westward Drive
Miami Springs, Florida 33166

RE: Oliva's Subdivision – Plat Application (Final Plat)

Dear Mr. Heid:

I, Juan C. Oliva, as Manager of 4649 NW 36 STREET, LLC, the Owner of the Property in connection with the above referenced Application, consent to be represented by Gio Molliner, Operations Manager of Oliva Home Corp.

Sincerely,

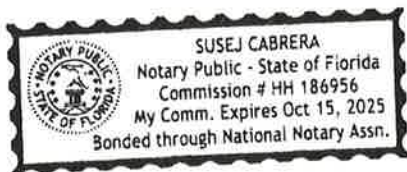
4649 NW 36 STREET, LLC


By: Juan C. Oliva, Manager

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence OR online notarization this 6 day of March, 2023, by Juan C. Oliva, as Manager of 4649 NW 36 STREET, LLC, on behalf of the limited liability company. He is personally known to me or has produced _____, as identification and did/did not take an oath.

Witness my signature and official seal this 6 day of March, 2023, in the County and State aforesaid, the date and year last aforesaid.



(NOTARY SEAL)

Signature of Notary Public: 

Print, Type Name here: Susej Cabrera

10/15/25
(Commission Expires)

HH186956
(Commission Number)

4649 NW 36 STREET LLC

4649 NW 36 STREET
MIAMI SPRINGS, FL 33166

Wells Fargo, N.A.

63-751/631

3/27/2023

PAY TO THE
ORDER OF

City of Miami Springs

\$ **2,500.00

Two Thousand Five Hundred and 00/100*****

DOLLARS

City of Miami Springs



AUTHORIZED SIGNATURE

MEMO

Final Plat Application

⑈001261⑈ ⑆063107513⑆ 1448842383⑈

4649 NW 36 STREET LLC

City of Miami Springs

Final Plat Application 4601 - 4649 NW

3/27/2023

2,500.00

1001 - Wells Fargo Ba Final Plat Application

2,500.00

OPINION OF TITLE

To: **Miami-Dade County**

With the understanding that this Opinion of Title is furnished to Miami-Dade County, as inducement for acceptance and in compliance with Chapter 28, Subdivision Code, and as an inducement for acceptance of a proposed final subdivision plat or waiver of plat covering the real property, hereinafter described, it is hereby certified that I have examined a complete **“Abstract of Title”** covering the period from the beginning of **JANUARY 1, 1977** to **March 23, 2023**, at the hour of **11:00 p.m.**, inclusive of the following described property:

SEE EXHIBIT “A”

I am of the opinion that on the last mentioned dated, the fee simple title to the above- described real property was vested in: **4649 NW 36 STREET, LLC, a Florida Limited Liability Company, with Juan C. Oliva, as Manager, authorized to sign on behalf of 4649 NW 36 STREET, LLC, a Florida Limited Liability Company.**

NOTE: For Limited Liability Company (ies), Limited Partnership (s) or Joint Venture (s), indicate comprising entity (ies) of the Limited Liability Company (ies), Limited Partnership (s) or Joint Venture (s) and identify who is authorized to execute on their behalf.

Subject to the following encumbrances, liens and other exceptions:

1. **RECORDED MORTGAGES:**

<u>Instrument Type</u>	<u>Book Type</u>	<u>Recorded In Book No.</u>	<u>Page</u>
1. MORTGAGE	ORB	33479	385

2. **RECORDED CONSTRUCTION LIENS, CONTRACT LIENS
AND JUDGEMENTS:**

<u>Instrument Type</u>	<u>Book Type</u>	<u>Book No.</u>	<u>Page</u>
AGREEMENT FOR WATER AND SANITARY SEWER FACILITIES BETWEEN MIAMI- DADE COUNTY AND 4601 NW 36 STREET, LLC AND 4649 NW 36 STREET, LLC	ORB	32030	2140

3. **GENERAL EXCEPTIONS:**

1. All taxes for the year in which this opinion is rendered, unless noted below that such taxes have been paid.
2. Rights of persons other than the above owners who are in possession.
3. Facts that would be disclosed upon accurate survey.
4. Any unrecorded labor, mechanics or materialmen's liens.
5. Zoning and other restrictions imposed by governmental authority

4. **SPECIAL EXCEPTIONS:**

GRANT OF EASEMENT FOR ACCESS & UTILITY FACILITIES BETWEEN CITY OF MIAMI SPRINGS AND 4601 NW 36 STREET, LLC AND 4649 NW 36 STREET, LLC	ORB	32348	1414
--	-----	-------	------

I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions.

The following is a description of the aforementioned abstract and its continuations:

<u>Number</u>	<u>Company Certifying</u>	<u>No. of Entries</u>	<u>Period Covered</u>
22-548189	L&V Abstract & Title Services, LLC	19	1/1/1977 to 3/23/2023

I HEREBY CERTIFY that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable agreement.

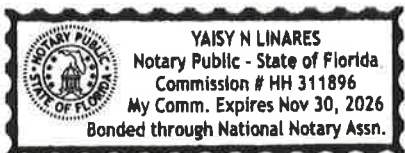
Respectfully submitted this 14 day of April, 2023.

HUGO L. GARCIA, ESQ.
 Florida Bar No. 1002333
FLORIDA GENERAL COUNSEL, P.A.
 3401 NW 82 Ave,
 Suite 360
 Doral, FL 33122
 Phone: (305) 704-2500
 E-mail: HGarcia@generalcounselfl.com

State of Florida
County of Miami-Dade

The foregoing instrument was sworn to and subscribed before me by means of physical presence or online notarization, this 14 day of April, 2023, by **HUGO L. GARCIA, ESQ.**, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name:

My Commission Expires:

Y Linares
Yaisy Linares
11/30/2026

EXHIBIT "A"

PARCEL 1:

Tract "A", Block 131, REVISED PLAT OF, PORTION OF, SECTION-2 OF COUNTRY CLUB ESTATES, according to the plat thereof, as recorded in Plat Book 34, Page 40, Public Records of Miami-Dade County, Florida, formerly known as Lot 14, Block 131, SECTION-2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, Page 79, Public Records of Miami-Dade County, Florida. AND Lot 13, Block 131, SECTION-2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, Page 79, Public Records of Miami-Dade County, Florida, Less the South 15 feet thereof.

AND

PARCEL 2:

The North 95.12 feet of the South 110.12 feet of Tract "D", Block 131 of REVISED PLAT OF, PORTION OF, SECTION-2 OF COUNTRY CLUB ESTATES, according to the plat thereof, as recorded in Plat Book 34, Page 40, of the Public Records of Miami-Dade County, Florida; formerly known as Lot 11 and the North 45.12 feet of Lot 12, Block 131, SECTION-2 OF COUNTRY CLUB ESTATES, a subdivision according to the Plat thereof, recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida.

LESS the following:

Begin at a Point on the West line of said Tract "D", Block 131, which lies 15 feet North of the S.W. corner of said Tract "D", thence proceed $N02^{\circ}18'41''W$ ($N00^{\circ}12'40''E$ by deed) along the said West line of Tract "D", for a distance of 25.09 feet to the Point of curvature concave to the Northeast; thence proceed Southerly and Easterly along the arc of said curve having for its elements a central angle of $90^{\circ}12'40''$ for a distance of 39.36 feet to the Point of tangency of said curve on a line 15 feet North of and parallel to the South line of said Tract "D"; thence proceed $S87^{\circ}29'29''W$ (WEST by deed) along said line 15 feet North of and parallel to the South line of Tract "D" for a distance of 25.09 feet to the Point of Beginning.

AND

PARCEL 3:

That portion of the East 1/2 of the Alley as shown in Block 131, SECTION-2 OF COUNTRY CLUB ESTATES, a subdivision according to the Plat thereof, recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida, being Bounded on the North by the Westerly extension of the North line of Tract "A", Block 131, REVISED PLAT OF, PORTION OF, SECTION-2 OF COUNTRY CLUB ESTATES, according to the plat thereof, as recorded in Plat Book 34, Page 40, Public Records of Miami-Dade County, Florida, and bounded on the South by the Westerly extension of the North line of the South 15 feet of Lot 13, Block 131, SECTION-2 OF

COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, Page 79, Public Records of Miami-Dade County, Florida.

TOGETHER WITH;

That portion of the West 1/2 of the Alley as shown in Block 131, SECTION-2 OF COUNTRY CLUB ESTATES, a subdivision according to the Plat thereof, recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida, being Bounded on the North by the Easterly extension of the North line of the North 95.12 feet of the South 110.12 feet of Tract "D", Block 131 of REVISED PLAT OF, PORTION OF, SECTION-2 OF COUNTRY CLUB ESTATES, according to the plat thereof, as recorded in Plat Book 34, Page 40, of the Public Records of Miami-Dade County, Florida and bounded on the South by the Easterly extension of the North line of the South 15 feet of said Tract "D".

OLIVA'S SUBDIVISION

A REPLAT OF TRACT "A", AND A PORTION OF TRACT "D", BLOCK 131, REVISED PLAT OF, PORTION OF, SECTION-2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 40, AND A PORTION OF LOT 13, AND A PORTION OF THE ALLEY, AS SHOWN IN BLOCK 131, SECTION-2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 79, ALL IN SECTION 19, TOWNSHIP 53 SOUTH, RANGE 41 EAST, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALL LYING AND BEING IN THE CITY OF MIAMI SPRINGS, MIAMI-DADE COUNTY, FLORIDA.

P.B. _____ PG. _____

SHEET 1 OF 3



FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94TH AVENUE, 2ND FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

FEBRUARY, 2023

KNOW ALL MEN BY THESE PRESENTS:

THAT SAID 4649 NW 36 STREET, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED TO BE MADE THE ATTACHED FINAL PLAT ENTITLED OLIVA'S SUBDIVISION, THE SAME BEING A REPLAT OF THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

PARCEL 1:
TRACT "A", BLOCK 131, REVISED PLAT OF, PORTION OF, SECTION-2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 40, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FORMERLY KNOWN AS LOT 14, BLOCK 131, SECTION-2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 79, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND LOT 13, BLOCK 131, SECTION-2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 79, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE SOUTH 15 FEET THEREOF.

AND

PARCEL 2:

THE NORTH 95.12 FEET OF THE SOUTH 110.12 FEET OF TRACT "D", BLOCK 131 OF REVISED PLAT OF, PORTION OF, SECTION-2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; FORMERLY KNOWN AS LOT 11 AND THE NORTH 45.12 FEET OF LOT 12, BLOCK 131, SECTION-2 OF COUNTRY CLUB ESTATES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, AT PAGE 79, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LESS THE FOLLOWING:

BEGIN AT A POINT ON THE WEST LINE OF SAID TRACT "D", BLOCK 131, WHICH LIES 15 FEET NORTH OF THE S.W. CORNER OF SAID TRACT "D", THENCE PROCEED N02°18'41"W (N00°12'40"E BY DEED) ALONG THE SAID WEST LINE OF TRACT "D" FOR A DISTANCE OF 25.09 FEET TO THE POINT OF CURVATURE CONCAVE TO THE NORTHEAST, THENCE PROCEED SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 90°12'40" FOR A DISTANCE OF 39.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE ON A LINE 15 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID TRACT "D"; THENCE PROCEED S87°29'29"W (WEST BY DEED) ALONG SAID LINE 15 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF TRACT "D" FOR A DISTANCE OF 25.09 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 3:

THAT PORTION OF THE EAST 1/2 OF THE ALLEY AS SHOWN IN BLOCK 131, SECTION-2 OF COUNTRY CLUB ESTATES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, AT PAGE 79, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING BOUNDED ON THE NORTH BY THE WESTERLY EXTENSION OF THE NORTH LINE OF TRACT "A", BLOCK 131, REVISED PLAT OF, PORTION OF, SECTION-2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 40, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND BOUNDED ON THE SOUTH BY THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 15 FEET OF LOT 13, BLOCK 131, SECTION-2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 79, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

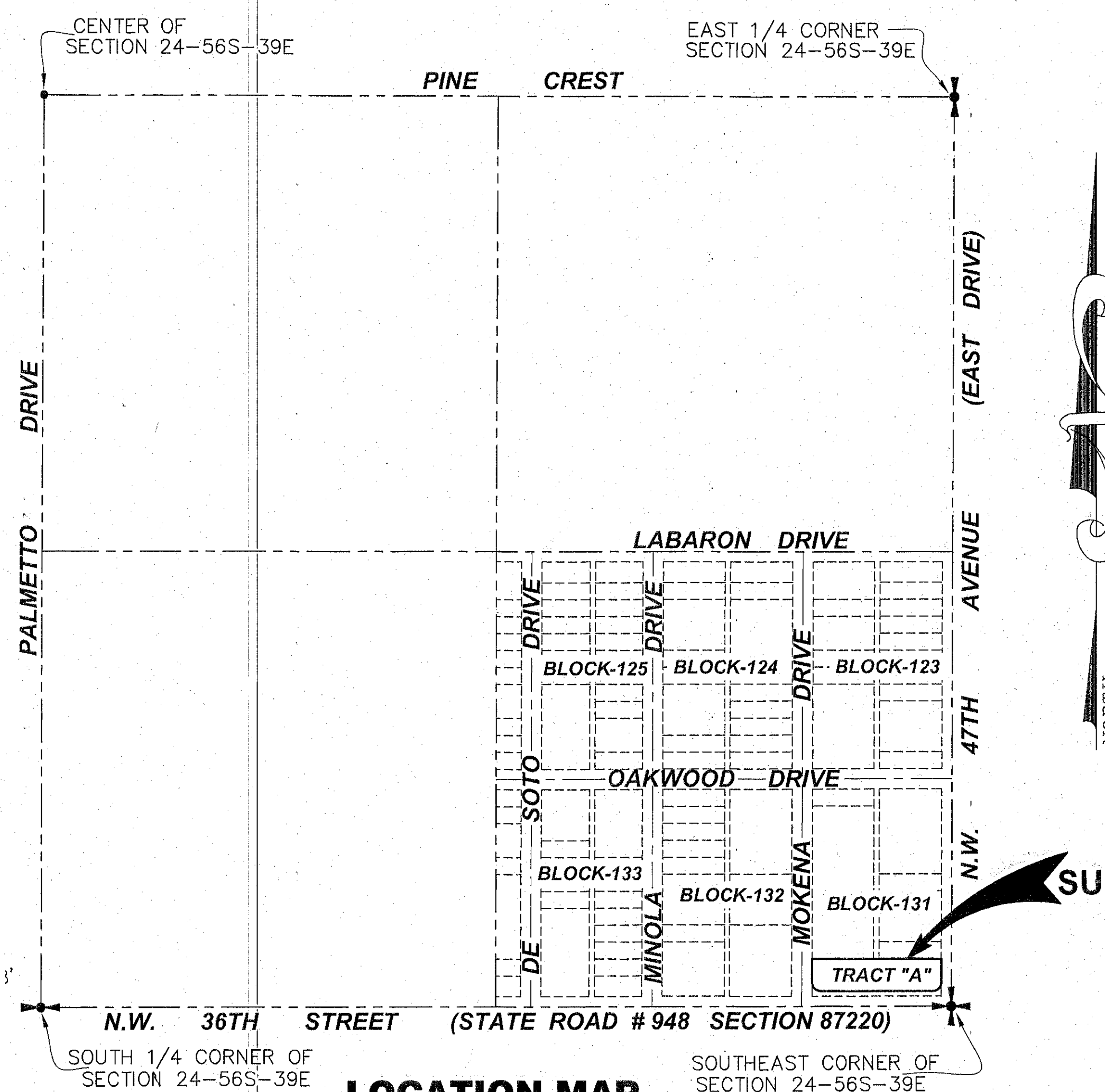
TOGETHER WITH:

THAT PORTION OF THE WEST 1/2 OF THE ALLEY AS SHOWN IN BLOCK 131, SECTION-2 OF COUNTRY CLUB ESTATES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, AT PAGE 79, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING BOUNDED ON THE NORTH BY THE EASTERLY EXTENSION OF THE NORTH LINE OF THE NORTH 95.12 FEET OF THE SOUTH 110.12 FEET OF TRACT "D", BLOCK 131 OF REVISED PLAT OF, PORTION OF, SECTION-2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND BOUNDED ON THE SOUTH EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 15 FEET OF SAID TRACT "D".

CITY OF MIAMI SPRINGS PLAT RESTRICTIONS:

THAT N.W. 47TH AVENUE (EAST DRIVE), AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY, AND FIRE HYDRANTS THEREON IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

THAT MOKENA DRIVE, AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY, AND FIRE HYDRANTS THEREON IS DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.



LOCATION MAP

THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 53 SOUTH, RANGE 41 EAST
CITY OF MIAMI SPRINGS, MIAMI-DADE COUNTY, FLORIDA.
(NOT TO SCALE)

MIAMI-DADE COUNTY PLAT RESTRICTIONS:

THAT N.W. 36TH STREET (STATE ROAD # 948), AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY, AND FIRE HYDRANTS THEREON IS DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

THAT ALL NEW ELECTRIC AND COMMUNICATION LINES, EXCEPT TRANSMISSION LINES, WITHIN THIS SUBDIVISION SHALL BE INSTALLED UNDERGROUND.

THAT INDIVIDUAL WELLS SHALL NOT BE PERMITTED WITHIN THIS SUBDIVISION EXCEPT FOR SWIMMING POOLS, SPRINKLER SYSTEMS, AND/OR AIR CONDITIONERS.

THAT THE USE OF SEPTIC TANKS WILL NOT BE PERMITTED WITHIN THIS SUBDIVISION, UNLESS APPROVED FOR TEMPORARY USE IN ACCORDANCE WITH COUNTY AND STATE REGULATIONS.

OWNER'S PLAT RESTRICTION:

THAT THE UTILITY EASEMENTS AS SHOWN BY DASHED LINES ON THE ATTACHED PLAT, ARE HEREBY RESERVE FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

LIST OF DOCUMENTS AFFECTING THIS PLAT:

GRANT OF EASEMENT FOR ACCESS & UTILITY FACILITIES BETWEEN THE CITY OF MIAMI SPRINGS AND 4601 NW 36 STREET, LLC AND 4649 NW 36 STREET, LLC RECORDED IN OFFICIAL RECORDS BOOK 32348, PAGE 1414.

ALL THE ABOVE AS RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AS MAY BE AMENDED.

CITY OF MIAMI SPRINGS APPROVALS:

THIS PLAT WILL NOT RESULT IN A REDUCTION IN THE LEVEL OF SERVICES FOR THE AFFECTED PUBLIC FACILITIES BELOW THE LEVEL OF SERVICES PROVIDED IN THE MUNICIPALITY'S COMPREHENSIVE PLAN. THEREFORE, IT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE ACCEPTED AND APPROVED BY RESOLUTION NO. _____ PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, MIAMI-DADE COUNTY, FLORIDA, THIS _____ DAY OF _____ A.D., 2023.

ATTEST _____ BY _____
CITY CLERK MAYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO THE CODE OF ORDINANCES, SECTION 150.019, AND 150.020 OF THE CITY OF MIAMI SPRINGS CODE, CHAPTER 28 OF THE MIAMI-DADE COUNTY CODE, AND CHAPTER 177, PART I, FLORIDA STATUTES, BY THE UNDERSIGNED, A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT TO THE CITY OF MIAMI SPRINGS IN ACCORDANCE WITH SECTION 177.081(1) OF THE FLORIDA STATUTES. THIS _____ DAY OF _____ A.D., 2023.

BY: _____
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA, REGISTRATION NO. _____

MIAMI-DADE COUNTY APPROVALS:

THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES CERTIFIES THAT THIS PLAT APPEARS TO CONFORM TO ALL OF THE REQUIREMENTS OF CHAPTER 28 OF THE MIAMI-DADE COUNTY CODE, CERTIFIED THIS _____ DAY OF _____ A.D., 2023.

SIGNED _____
DIRECTOR

THIS PLAT WAS APPROVED BY THE MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS, THIS _____ DAY OF _____ A.D., 2023.

SIGNED _____
DIRECTOR

SIGNED _____
COUNTY ENGINEER

RECORDING STATEMENT:

FILED FOR RECORD THIS _____ DAY OF _____ A.D., 20____, AT _____ M., IN BOOK _____ OF PLATS, AT PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY FLORIDA.

LUIS G. MONTALDO
CLERK AD INTERIM
CIRCUIT AND COUNTY COURTS

BY: _____
DEPUTY CLERK

SURVEYOR'S CERTIFICATE:

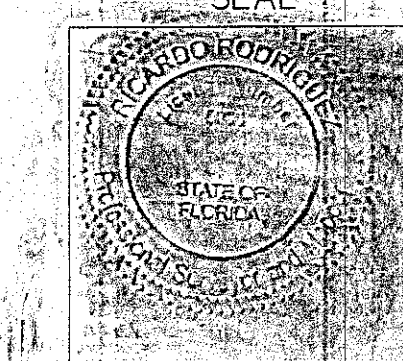
I HEREBY CERTIFY THAT THE ATTACHED PLAT ENTITLED OLIVA'S SUBDIVISION, IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED HEREIN AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECT SUPERVISION; ALSO THAT THE PERMANENT REFERENCE MONUMENTS WERE SET IN ACCORDANCE WITH PART I, CHAPTER 177, OF THE LAWS OF THE STATE OF FLORIDA.

FORD, ARMENTEROS & FERNANDEZ, INC.
L.B. NO. 6557

BY: _____
RICARDO RODRIGUEZ, P.S.M. FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION NO. 5936
FEBRUARY 13, 2023.

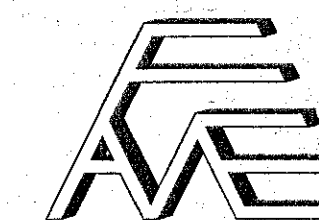
FORD, ARMENTEROS, & FERNANDEZ, INC.
1950 N.W. 94TH AVENUE, 2ND FLOOR
DORAL, FLORIDA. 33172 L.B. NO. 6557

RICARDO RODRIGUEZ
PROFESSIONAL SURVEYOR
AND MAPPER
SEAL



OLIVA'S SUBDIVISION

A REPLAT OF TRACT "A", AND A PORTION OF TRACT "D", BLOCK 131, REVISED PLAT OF, PORTION OF, SECTION-2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 40, AND A PORTION OF LOT 13, AND A PORTION OF THE ALLEY, AS SHOWN IN BLOCK 131, SECTION-2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 79, ALL IN SECTION 19, TOWNSHIP 53 SOUTH, RANGE 41 EAST, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALL LYING AND BEING IN THE CITY OF MIAMI SPRINGS, MIAMI-DADE COUNTY, FLORIDA.



FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94TH AVENUE, 2ND FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

FEBRUARY, 2023

IN WITNESS WHEREOF:

THAT SAID 4649 NW 36 STREET, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY JUAN C. OLIVA, AS MANAGER, AND ITS COMPANY SEAL TO BE HEREUNTO AFFIXED IN THE PRESENCE OF THESE TWO WITNESSES ON THIS 24TH DAY OF MARCH, A.D. 2023.

4649 NW 36 STREET, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: [Signature]
JUAN C. OLIVA, AS MANAGER

WITNESSES:

1) [Signature] 2) [Signature]

Giovanni Molliner
PRINT NAME

Lourdes Y. Cabal
PRINT NAME

ACKNOWLEDGEMENT:

STATE OF Florida S.S.
COUNTY OF Miami Dade

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, JUAN C. OLIVA, AS MANAGER OF 4649 NW 36 STREET, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED [Signature] AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS 24 DAY OF March, A.D. 2023.

[Signature]

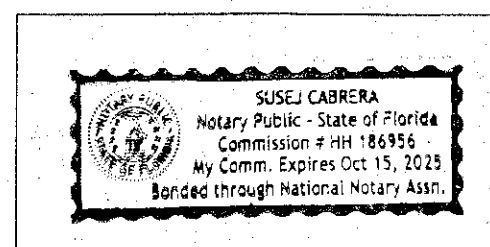
SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

PRINTED NAME OF ACKNOWLEDGER: Susej Cabrera

NOTARY PUBLIC STATE OF: Florida

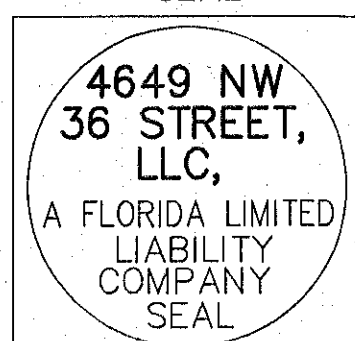
COMMISSION NUMBER: HH 186 956

MY COMMISSION EXPIRES: 10/15/2025



NOTARY SEAL

4649 NW 36 STREET, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
SEAL



MORTGAGEE: KNOW ALL MEN BY THESE PRESENTS:

THAT WELLS FARGO BANK, A NATIONAL ASSOCIATION, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE EXECUTED BY 4649 NW 36 STREET, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MORTGAGOR, IN FAVOR OF WELLS FARGO BANK, A NATIONAL ASSOCIATION, MORTGAGEE, DATED OCTOBER 21, 2022, RECORDED ON NOVEMBER 28, 2022, IN OFFICIAL RECORDS BOOK 33479, PAGE 385, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATIONS.

IN WITNESS WHEREOF:

THAT SAID WELLS FARGO BANK, A NATIONAL ASSOCIATION, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY ELENA SANTANA AS ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED IN THE PRESENCE OF THESE TWO WITNESSES, THIS 24TH DAY OF MARCH, A.D., 2023.

WELLS FARGO BANK,
A NATIONAL ASSOCIATION

BY: [Signature]
SIGNATURE

Elena Santana
PRINT NAME

Vice President
PRINT TITLE

WITNESSES:

1) [Signature] 2) [Signature]

Nicole Lopez
PRINT NAME

Lourdes Y. Cabal
PRINT NAME

ACKNOWLEDGEMENT:

STATE OF Florida S.S.
COUNTY OF Miami Dade

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, Elena Santana AS Vice President OF WELLS FARGO BANK, A NATIONAL ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED [Signature] AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS 24 DAY OF March, A.D., 2023.

[Signature]

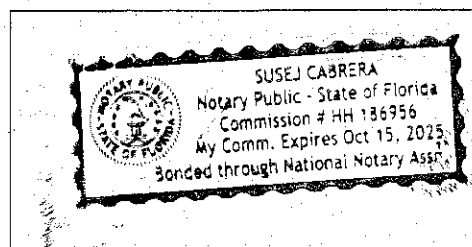
SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

PRINTED NAME OF ACKNOWLEDGER: Susej Cabrera

NOTARY PUBLIC STATE OF: Florida

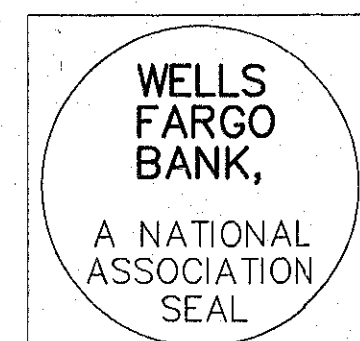
COMMISSION NUMBER: HH 186 956

MY COMMISSION EXPIRES: 10/15/2025



NOTARY SEAL

WELLS FARGO BANK,
A NATIONAL ASSOCIATION
SEAL



RECORDING STATEMENT:

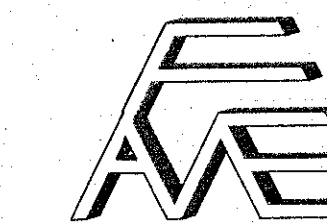
FILED FOR RECORD THIS _____ DAY OF _____, A.D., 20____ AT _____ M., IN BOOK _____ OF PLATS, AT PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY FLORIDA.

LUIS G. MONTALDO
CLERK AD INTERIM
CIRCUIT AND COUNTY COURTS

BY: _____
DEPUTY CLERK

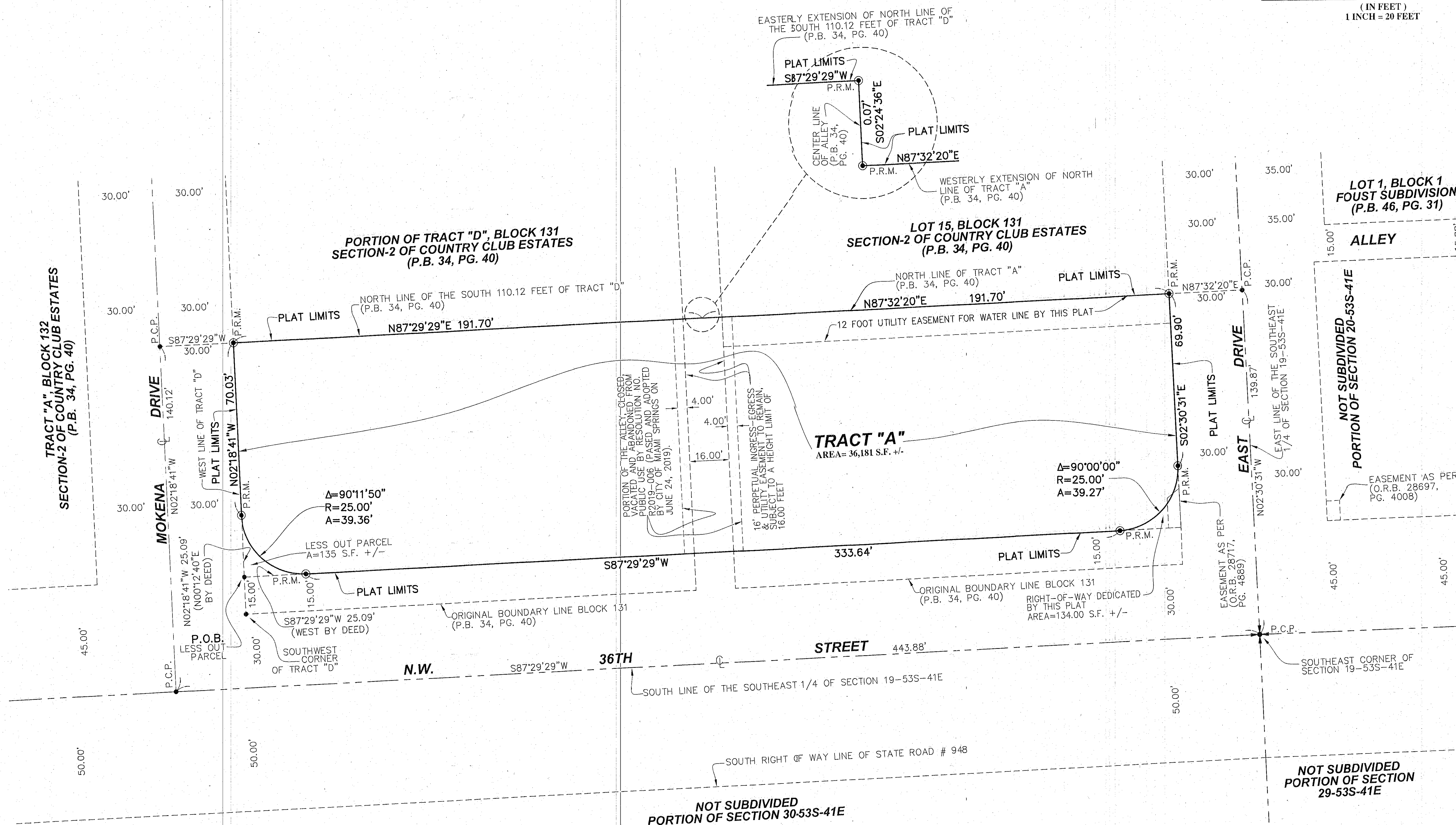
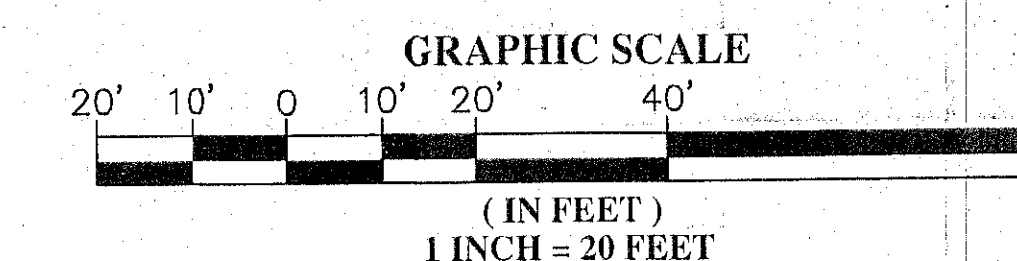
OLIVA'S SUBDIVISION

A REPLAT OF TRACT "A", AND A PORTION OF TRACT "D", BLOCK 131, REVISED PLAT OF, PORTION OF, SECTION-2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 40, AND A PORTION OF LOT 13, AND A PORTION OF THE ALLEY, AS SHOWN IN BLOCK 131, SECTION-2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 79, ALL IN SECTION 19, TOWNSHIP 53 SOUTH, RANGE 41 EAST, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALL LYING AND BEING IN THE CITY OF MIAMI SPRINGS, MIAMI-DADE COUNTY, FLORIDA.



FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94TH AVENUE, 2ND FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

FEBRUARY, 2023



- SURVEYOR'S NOTES:**
- P.R.M. - INDICATES PERMANENT REFERENCE MONUMENT
 - P.C.P. - INDICATES PERMANENT CONTROL POINT
 - ⊕ - INDICATES SECTION CORNER
 - ⊕ - INDICATES QUARTER SECTION CORNER
 - ⊕ - INDICATES QUARTER SECTION CORNER
 - L.B. - INDICATES FLORIDA AUTHORIZATION NUMBER
 - O.R.B. - INDICATES OFFICIAL RECORDS BOOK
 - +/- - INDICATES MORE OR LESS
 - U.E. - INDICATES UTILITY EASEMENT
 - P.B. - INDICATES PLAT BOOK
 - PG. - INDICATES PAGE
 - ⊙ - INDICATES CENTER LINE
 - S.F. - INDICATES SQUARE FEET
 - Δ - INDICATES CENTRAL ANGLE OF CURVE
 - R - INDICATES RADIUS OF CURVE
 - A - INDICATES ARC LENGTH OF CURVE
 - 19-53S-41E - INDICATES SECTION 19, TOWNSHIP 53 SOUTH, RANGE 41 EAST
- ALL AREAS IN THIS PLAT ARE CALCULATED MORE OR LESS

SEE SHEET 1 OF 3 FOR LIST OF DOCUMENTS WHICH AFFECT THE SUBJECT PROPERTY.

NORTH ARROW DIRECTION AND BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED VALUE OF N87°29'29"E, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

RECORDING STATEMENT:
FILED FOR RECORD THIS _____ DAY OF _____, A.D., 20____, AT _____, IN BOOK _____ OF PLATS, AT PAGE _____, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY FLORIDA.

LUIS G. MONTALDO
CLERK AD INTERIM
CIRCUIT AND COUNTY COURTS

BY: _____ DEPUTY CLERK

ZONING & PLANNING CASE

No. 01-ZP-21

JUAN CARLOS OLIVA

4601-4649 NW 36TH STREET

COUNCIL MEETING:

05-24-2021

CITY OF MIAMI SPRINGS PLANNING DEPARTMENT



201 Westward Drive
Miami Springs, FL 33166-5289
Phone: (305) 805-5030
Fax: (305) 805-5036

CITY COUNCIL STAFF REPORT

TO: Mayor & City Council
FROM: Christopher Heid, City Planner
DATE: May 24, 2021
SUBJECT: Tentative Plat
CASE # 01-ZP-21

APPLICANTS: Juan Carlos Oliva

ADDRESS: 4601 – 4649 NW 36th Street

ZONING DISTRICT: NW36 NORTHWEST 36TH STREET DISTRICT

THE PROPERTY: The property consists of two separate parcels of land and an alley between the two parcels.

The 4601 property is rectangular in shape, with a width of 94.98 feet on East Drive and a depth of 183.77 feet on NW 36th Street. The subject property is 17,319 square feet in size.

The 4649 property is rectangular in shape, with a width of 95.12 feet on Mokena Drive and a depth of 183.77 feet on NW 36th Street. The subject property is 17,346 square feet in size.

The ally is rectangular in shape, with a width of 16 feet on NW 36th Street and a depth of 95.12. The ally is between 4601 and 4649 NW 36th street and is 1,522 square feet in size.

The total size of all three lots is 36,187 square feet.

THE PROPOSAL: The applicant is seeking to replat the property which consists of two separate parcels of land at 4601 NW 36 Street and 4649 NW 36 Street, as well as the alley (a City right-of-Way) running between the two parcels.

PROCESS: This is tentative plat approval. A recommendation from the Board will then be transmitted to the City Council. Upon City Council approval, the applicant must submit the tentative plat to the Miami-Dade County plat division. Upon County approval, the plans for final plat approval will then be submitted to the City Council. The final plat will then be submitted to Miami-Dade County commission for final plat approval and recordation with the County Clerk of the Courts.

HISTORY: The project received a favorable recommendation from the Zoning & Planning Board at the Board meeting of May 3, 2021 by a vote of 4-1.

This project was previously reviewed and approved by the City Council on June 3, 2019. At that time, site plan approval and alley vacation were approved.

The applicant obtained a variance for the maximum building height in order to raise a rooftop architectural element. This project received a favorable recommendation of the Board of Adjustment at the meeting of January 6, 2020 by a vote of 4-0. Additionally, the project was approved by council under resolution No. R2020-001 at the meeting of January 13, 2020 by a vote of 5-0.

RECOMMENDATION: It is recommended that the request to replat the property be approved subject to the following conditions:

1. Plans shall substantially comply with those submitted, as follow:
 - Sheet 1 of 2, Legal description, Surveyor's notes and location map, dated, signed and sealed by Omar Armenteros PSM, December 22, 2020.
 - Sheet 2 of 2, Sketch of Survey and Geometry, dated, signed and sealed by Omar Armenteros PSM, December 22, 2020.

Substantial compliance shall be at the sole determination of the City.

2. Any variances granted by the City Council shall be null and void if the applicant does not obtain a building permit and commence construction within one year of the date of the granting of the variance. If unusual circumstances exist, the variance may be extended by the City Council for an additional six-month period. No extensions beyond the time periods specified above are authorized.
3. If approved, the final order, including any conditions upon which the approval is granted shall be incorporated on a cover sheet of the plans submitted for building permit.



Official Use Only
 Submittal Date: _____
 Case No.: _____

Building & Planning Department
 201 Westward Drive
 Miami Springs, FL 33166
 Phone: 305-805-5034 Fax: 305-805-5036
www.miamisprings-fl.gov

**CITY OF MIAMI SPRINGS HEARING APPLICATION
 (TENTATIVE PLAT)**

APPLICANT NAME JUAN CARLOS OLIVA	PROPERTY ADDRESS 4601 & 4649 NW 36TH Street Miami Springs, FL 33166
APPLICANT PHONE NUMBER (BEST NUMBER TO REACH YOU) 305-733-4807	E-MAIL ADDRESS joliva@minumerolocal.com

Request that a determination be made by the Zoning and Planning Board of the City of Miami Springs, on the following project that was reviewed and discussed with the City Planner, in which the City Planner could not exercise discretion and which, in his opinion, might properly come before the Board.

LEGAL DESCRIPTION See Exhibit "A" attached hereto.	LOT SIZE AND ZONING DISTRICT 36,187.45 S.F./NW36 STREET DISTRICT
LOT(S) BLOCK SUBDIVISION	LOT SIZE ZONING DISTRICT
HAVE ANY PREVIOUS APPLICATIONS OR APPEALS BEEN FILED WITHIN THE LAST SIX (6) MONTHS IN CONNECTION WITH THESE PREMISES? YES _____ NO <u> X </u>	
IF YES, BRIEFLY STATE THE NATURE OF THE PREVIOUS APPLICATION:	
IF YOU ARE THE OWNER, HOW LONG HAVE YOU OWNED THE PROPERTY? Approx. 20 mo. (4601) / 4yrs. (4649)	WHAT IS THE APPROXIMATE MARKET VALUE INVOLVED IN THIS PROJECT? \$ _____

Please include the follow information in your application letter:

(I)(We) Hereby petition the City of Miami Springs, FL to review the instant petition for Zoning and Planning Board approval on the following legally described property:

(Please include a separate document stating the full legal description of the property, the property address, lot size, and type of use and improvement proposed – state also whether new structures are to be built, existing structures used, or additions made to existing buildings. State in what way the proposed plan/project will be appropriate and desirable to the City of Miami Springs, and the effect of the proposed plan/ project in the immediate neighborhood. Include what circumstances that justify the approval of the plan/ project.

(I) (We) understand this petition becomes part of the permanent records of the Zoning and Planning Board.

(I) (We) hereby certify that the above statements and the statements or showing made in any papers and/or plans submitted are true to the best of my/our knowledge and belief.

OWNER:


4601 NW 36th Street, LLC
a Florida limited liability company

X 

Signature of Owner

Juan Carlos Oliva, as President
Printed name of Owner

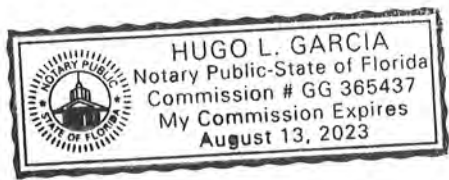
The contents of this petition are
Sworn to and subscribed before me
by means of physical presence
-OR- online notarization, this 4
day of February, 2021.



SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA
Hugo L. Garcia


PRINT NAME OF NOTARY PUBLIC

STAMP SEAL
COMMISSION EXPIRES: 8/13/2023
PERSONALLY KNOWN: X
PRODUCED IDENTIFICATION: _____



OWNER:


4649 NW 36th Street, LLC,
a Florida limited liability company

X 

Signature of Co-Owner

Juan Carlos Oliva, as President
Printed name of Co-Owner

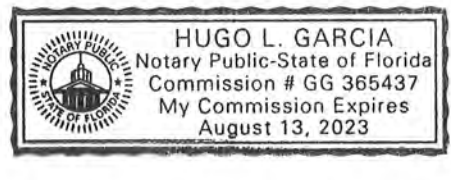
The contents of this petition are
Sworn to and subscribed before me
by means of physical presence
-OR- online notarization, this 4
day of February, 2021.



SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA
Hugo L. Garcia

PRINT NAME OF NOTARY PUBLIC

STAMP SEAL
COMMISSION EXPIRES: 8/13/2023
PERSONALLY KNOWN: X
PRODUCED IDENTIFICATION: _____





OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 4/1/2021

Property Information	
Folio:	05-3119-013-3930
Property Address:	4649 NW 36 ST Miami Springs, FL 33166-6105
Owner	4649 NW 36TH STREET LLC
Mailing Address	201 TO TO LO CHEE DR HIALEAH, FL 33010 USA
PA Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	5,844 Sq.Ft
Lot Size	16,976 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2020	2019	2018
Land Value	\$543,232	\$543,232	\$475,328
Building Value	\$784,399	\$1,116,768	\$1,124,672
XF Value	\$0	\$0	\$0
Market Value	\$1,327,631	\$1,660,000	\$1,600,000
Assessed Value	\$1,327,631	\$1,660,000	\$1,600,000

Benefits Information				
Benefit	Type	2020	2019	2018
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
19 53 41 .389 AC M/L	
COUNTRY CLUB ESTS SEC 2 REV PL	
N95.12FT OF S110.12FT OF TR D	
LESS EXTERNAL AREA IN SW COR	
HAVING 25FT RADIUS BLK 131	

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,327,631	\$1,660,000	\$1,600,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,327,631	\$1,660,000	\$1,600,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,327,631	\$1,660,000	\$1,600,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,327,631	\$1,660,000	\$1,600,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/05/2016	\$1,950,000	30336-4218	Qual by exam of deed
01/01/2016	\$100	29927-3209	Corrective, tax or QCD; min consideration
08/21/2008	\$10	26539-0388	Sales which are disqualified as a result of examination of the deed
11/01/2007	\$0	26064-1518	Sales which are disqualified as a result of examination of the deed

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 4/1/2021

Property Information	
Folio:	05-3119-010-4040
Property Address:	4601 NW 36 ST Miami Springs, FL 33166-6105
Owner	4601 NW 36 STREET LLC
Mailing Address	3401 NW 82 AVE STE 370 DORAL, FL 33122 USA
PA Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	13,571 Sq.Ft
Lot Size	15,260 Sq.Ft
Year Built	2001



Assessment Information			
Year	2020	2019	2018
Land Value	\$488,320	\$488,320	\$427,280
Building Value	\$1,569,037	\$1,515,548	\$1,533,378
XF Value	\$66,544	\$67,337	\$68,130
Market Value	\$2,123,901	\$2,071,205	\$2,028,788
Assessed Value	\$2,123,901	\$1,824,390	\$1,658,537

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction		\$246,815	\$370,251

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
COUNTRY CLUB EST SEC 2
PB 10-79
LOT 13 LESS S15FT BLK 131 &
TR A BLK 131 OF PB 34-40
& LESS W4FT FOR R/W

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,123,901	\$1,824,390	\$1,658,537
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,123,901	\$2,071,205	\$2,028,788
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,123,901	\$1,824,390	\$1,658,537
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,123,901	\$1,824,390	\$1,658,537

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/02/2019	\$2,900,000	31391-2367	Qual by exam of deed
10/01/2006	\$0	25067-4349	Sales which are disqualified as a result of examination of the deed
01/01/1996	\$0	17065-0985	Sales which are disqualified as a result of examination of the deed
05/01/1990	\$226,000	14605-2034	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



Thursday, March 4, 2021

**CITY OF MIAMI SPRINGS
ZONING AND PLANNING DEPARTMENT**

201 Westward Drive
Miami Springs, FL 33166

**RE: Request for Tentative Plat
4601 NW 36 ST, MIAMI SPRINGS, FL
4649 NW 36 ST, MIAMI SPRINGS, FL**

Dear Miami Springs Building and Planning Dept.:

Our law firm represents **4649 NW 36 STREET, LLC and 4601 NW 36 STREET, LLC**, the owners of the above-referenced properties, which are managed by **Mr. Juan Carlos Oliva**. **Please accept this letter as our Clients' formal request for a tentative plat.**

We hereby petition the City of Miami Springs, FL to review the instant petition for Zoning and Planning Board approval on the following legally described properties:

4601 NW 36 ST

LEGAL DESCRIPTION

Tract "A", less the West 4 feet thereof, Block 131, REVISED PLAT OF, PORTION OF, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 34, Page 40, Public Records of Miami- Dade County, Florida, formerly known as Lot 14, less the West 4 feet thereof, Block 131, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, Page 79, Public Records of Miami-Dade County, Florida. AND Lot 13, less the West 4 feet and less the South 15 feet thereof, Block 131, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, Page 79, Public Records of Miami-Dade County, Florida.

4649 NW 36 ST

Legal Description

THE NORTH 95.12 FEET OF THE SOUTH 110.12 FEET OF TRACT D, BLOCK 131, OF REVISED PLAT OF, PORTION OF, SECTION-2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; FORMERLY KNOWN AS LOT 11 AND THE NORTH 45.12 FEET OF LOT 12, BLOCK 131, COUNTRY CLUB ESTATES, SECTION 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, AT PAGE 79, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LESS THE FOLLOWING:

BEGIN AT A POINT ON THE WEST LINE OF SAID TRACT D, BLOCK 131, WHICH LIES 15 FEET NORTH OF THE S.W. CORNER OF SAID TRACT D, THENCE PROCEED NORTH 0 DEGREES 12 MINUTES 40 SECONDS EAST ALONG THE SAID WEST LINE OF TRACT D, FOR A DISTANCE OF 25.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE PROCEED SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 90 DEGREES 12 MINUTES 40 SECONDS FOR A DISTANCE OF 39.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE ON A LINE 15 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID TRACT D; THENCE PROCEED WEST ALONG SAID LINE 15 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF TRACT D FOR A DISTANCE OF 25.09 FEET TO THE POINT OF BEGINNING.

ALSO LESS THE FOLLOWING:

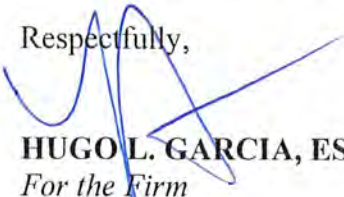
ALL THAT PARCEL OR STRIP OF LAND SITUATE, LYING AND BEING IN SECTION 19, TOWNSHIP 53 SOUTH, RANGE 41 EAST, CITY OF MIAMI SPRINGS, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 4.00 FEET OF THE NORTH 95.12 FEET OF THE SOUTH 110.12 FEET OF TRACT D IN BLOCK 131 OF REVISED PLAT OF, PORTION OF, SECTION-2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34 AT PAGE 40 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. (PER OFFICIAL RECORDS BOOK 19081, PAGE 2928)

We understand this petition becomes part of the permanent records of the Zoning and Planning Board.

We hereby certify that the above statements and the statements or showing made in any papers and/or plans submitted are true to the best of our knowledge and belief.

If you have any questions or concerns, please feel free to contact the undersigned.

Respectfully,

HUGO L. GARCIA, ESQ.
For the Firm

COMPOSITE EXHIBIT "A"

4601 NW 36 ST, MIAMI SPRINGS, FL

Lot Size: 15,260 Sq.Ft

LEGAL DESCRIPTION

Tract "A", less the West 4 feet thereof, Block 131, REVISED PLAT OF, PORTION OF, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 34, Page 40, Public Records of Miami- Dade County, Florida, formerly known as Lot 14, less the West 4 feet thereof, Block 131, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, Page 79, Public Records of Miami-Dade County, Florida. AND Lot 13, less the West 4 feet and less the South 15 feet thereof, Block 131, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, Page 79, Public Records of Miami-Dade County, Florida.

4649 NW 36 ST, MIAMI SPRINGS, FL

Lot Size: 16,976 Sq.Ft.

Legal Description

THE NORTH 95.12 FEET OF THE SOUTH 110.12 FEET OF TRACT D, BLOCK 131, OF REVISED PLAT OF, PORTION OF, SECTION-2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; FORMERLY KNOWN AS LOT 11 AND THE NORTH 45.12 FEET OF LOT 12, BLOCK 131, COUNTRY CLUB ESTATES, SECTION 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, AT PAGE 79, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LESS THE FOLLOWING:

BEGIN AT A POINT ON THE WEST LINE OF SAID TRACT D, BLOCK 131, WHICH LIES 15 FEET NORTH OF THE S.W. CORNER OF SAID TRACT D, THENCE PROCEED NORTH 0 DEGREES 12 MINUTES 40 SECONDS EAST ALONG THE SAID WEST LINE OF TRACT D, FOR A DISTANCE OF 25.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE PROCEED SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 90 DEGREES 12 MINUTES 40 SECONDS FOR A DISTANCE OF 39.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE ON A LINE 15 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID TRACT D; THENCE PROCEED WEST ALONG SAID LINE 15 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF TRACT D FOR A DISTANCE OF 25.09 FEET TO THE POINT OF BEGINNING.

ALSO LESS THE FOLLOWING:

ALL THAT PARCEL OR STRIP OF LAND SITUATE, LYING AND BEING IN SECTION 19, TOWNSHIP 53 SOUTH, RANGE 41 EAST, CITY OF MIAMI SPRINGS, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 4.00 FEET OF THE NORTH 95.12 FEET OF THE SOUTH 110.12 FEET OF TRACT D IN BLOCK 131 OF REVISED PLAT OF, PORTION OF, SECTION-2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34 AT PAGE 40 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. (PER OFFICIAL RECORDS BOOK 19081, PAGE 2928)

Use and Improvement Proposed (both properties):

Approximately 300,000 sqft mixed use building

- This new structure will be built on both properties referenced above.
- This new commercial building will attract commerce and change the current aesthetics of the City of Miami Springs.
- The site plan of this project has already been approved by the City of Miami Springs.

OPINION OF TITLE

To: Miami-Dade County

With the understanding that this Opinion of Title is furnished to Miami-Dade County, as inducement for acceptance and in compliance with Chapter 28, Subdivision Code, and as an inducement for acceptance of a proposed final subdivision plat or waiver of plat covering the real property, hereinafter described, it is hereby certified that I have examined a complete **“Abstract of Title”** covering the period from the beginning of **JANUARY 1, 1977** to **JANUARY 26, 2021**, at the hour of **11:00 p.m.**, inclusive of the following described property:

SEE EXHIBIT “A”

I am of the opinion that on the last mentioned date, the fee simple title to the above- described real property was vested in: **4649 NW 36 STREET, LLC, a Florida Limited Liability Company, with Juan C. Oliva, as Manager, authorized to sign on behalf of 4649 NW 36 STREET, LLC, a Florida Limited Liability Company.**

NOTE: For Limited Liability Company (ies), Limited Partnership (s) or Joint Venture (s), indicate comprising entity (ies) of the Limited Liability Company (ies), Limited Partnership (s) or Joint Venture (s) and identify who is authorized to execute on their behalf.

Subject to the following encumbrances, liens and other exceptions:

1. **RECORDED MORTGAGES:**

<u>Instrument Type</u>	<u>Book Type</u>	<u>Recorded In Book No.</u>	<u>Page</u>
1. MORTGAGE	ORB	30336	4221
2. SUBORDINATION AGREEMENT-LEASE	ORB	30336	4249

2. **RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGEMENTS:**

<u>Instrument Type</u>	<u>Book Type</u>	<u>Book No.</u>	<u>Page</u>
AGREEMENT FOR WATER AND SANITARY SEWER FACILITIES BETWEEN MIAMI-DADE COUNTY AND 4601 NW 36 STREET, LLC AND 4649 NW 36 STREET, LLC	ORB	32030	2140

3. **GENERAL EXCEPTIONS:**

1. All taxes for the year in which this opinion is rendered, unless noted below that such taxes have been paid.
2. Rights of persons other than the above owners who are in possession.
3. Facts that would be disclosed upon accurate survey.
4. Any unrecorded labor, mechanics or materialmen's liens.
5. Zoning and other restrictions imposed by governmental authority

4. **SPECIAL EXCEPTIONS:**

NO SPECIAL EXCEPTIONS EXIST


I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions.

The following is a description of the aforementioned abstract and its continuations:

<u>Number</u>	<u>Company Certifying</u>	<u>No. of Entries</u>	<u>Period Covered</u>
20-539124	L&V Abstract & Title Services, LLC	16	1/1/1977 to 1/26/2021

I HEREBY CERTIFY that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable agreement.

Respectfully submitted this 4th day of February, 2021.



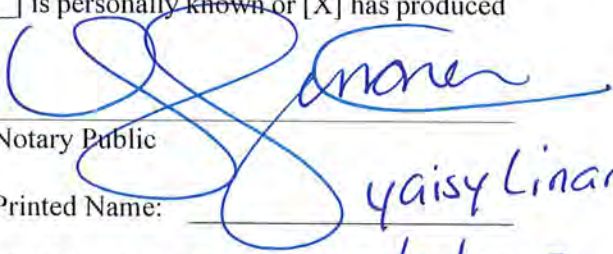
HUGO L. GARCIA, ESQ.
 Florida Bar No. 1002333
FLORIDA GENERAL COUNSEL, P.A.
 3401 NW 82 Ave,
 Suite 360
 Doral, FL 33122
 Phone: (305) 704-2500
 E-mail: HGarcia@generalcounselfl.com

State of Florida
County of Miami-Dade

The foregoing instrument was sworn to and subscribed before me by means of physical presence or online notarization, this 4 day of **FEBRUARY, 2021**, by **HUGO L. GARCIA, ESQ.**, who is personally known or has produced a driver's license as identification.

[Notary Seal]





 Notary Public
 Printed Name: Yaisy Linares
 My Commission Expires: 11/30/2022

EXHIBIT "A"

Legal Description

THE NORTH 95.12 FEET OF THE SOUTH 110.12 FEET OF TRACT D, BLOCK 131, OF REVISED PLAT OF, PORTION OF, SECTION-2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; FORMERLY KNOWN AS LOT 11 AND THE NORTH 45.12 FEET OF LOT 12, BLOCK 131, COUNTRY CLUB ESTATES, SECTION 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, AT PAGE 79, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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ALSO LESS THE FOLLOWING:

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OPINION OF TITLE

To: **Miami-Dade County**

With the understanding that this Opinion of Title is furnished to Miami-Dade County, as inducement for acceptance and in compliance with Chapter 28, Subdivision Code, and as an inducement for acceptance of a proposed final subdivision plat or waiver of plat covering the real property, hereinafter described, it is hereby certified that I have examined a complete **“Abstract of Title”** covering the period from the beginning of **JANUARY 1, 1977** to **JANUARY 26, 2021**, at the hour of **11:00 p.m.**, inclusive of the following described property:

SEE EXHIBIT “A”

I am of the opinion that on the last mentioned date, the fee simple title to the above- described real property was vested in: **4601 NW 36 STREET, LLC, a Florida Limited Liability Company, with Juan C. Oliva, as Manager, authorized to sign on behalf of 4601 NW 36 STREET, LLC, a Florida Limited Liability Company.**

NOTE: For Limited Liability Company (ies), Limited Partnership (s) or Joint Venture (s), indicate comprising entity (ies) of the Limited Liability Company (ies), Limited Partnership (s) or Joint Venture (s) and identify who is authorized to execute on their behalf.

Subject to the following encumbrances, liens and other exceptions:

1. **RECORDED MORTGAGES:**

<u>Instrument Type</u>	<u>Book Type</u>	<u>Recorded In Book No.</u>	<u>Page</u>
1. MORTGAGE	ORB	31391	2372
2. SUBORDINATION, NON-DISTURBANCE, ATTORNMENT AND ESTOPPEL AGREEMENT	ORB	31391	2386

2. **RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGEMENTS:**

<u>Instrument Type</u>	<u>Book Type</u>	<u>Book No.</u>	<u>Page</u>
AGREEMENT FOR WATER AND SANITARY SEWER FACILITIES BETWEEN MIAMI-DADE COUNTY AND 4601 NW 36 STREET, LLC AND 4649 NW 36 STREET, LLC	ORB	32030	2140

3. **GENERAL EXCEPTIONS:**

1. All taxes for the year in which this opinion is rendered, unless noted below that such taxes have been paid.
2. Rights of persons other than the above owners who are in possession.
3. Facts that would be disclosed upon accurate survey.
4. Any unrecorded labor, mechanics or materialmen's liens.
5. Zoning and other restrictions imposed by governmental authority

4. **SPECIAL EXCEPTIONS:**

NO SPECIAL EXCEPTIONS EXIST

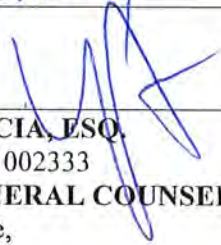
I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions.

The following is a description of the aforementioned abstract and its continuations:

<u>Number</u>	<u>Company Certifying</u>	<u>No. of Entries</u>	<u>Period Covered</u>
20-539123	L&V Abstract & Title Services, LLC	18	1/1/1977 to 1/26/2021

I HEREBY CERTIFY that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable agreement.

Respectfully submitted this 4th day of February, 2021.



HUGO L. GARCIA, ESQ.
 Florida Bar No. 1002333
FLORIDA GENERAL COUNSEL, P.A.
 3401 NW 82 Ave,
 Suite 360
 Doral, FL 33122
 Phone: (305) 704-2500
 E-mail: HGarcia@generalcounselfl.com

State of Florida
County of Miami-Dade

The foregoing instrument was sworn to and subscribed before me by means of physical presence or online notarization, this 4 day of **FEBRUARY, 2021**, by **HUGO L. GARCIA, ESQ.**, who is personally known or has produced a driver's license as identification.

[Notary Seal]

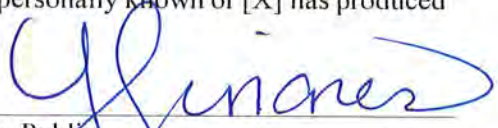

 Notary Public
 Printed Name: Yaisy Linares
 My Commission Expires: 11/30/2022



EXHIBIT A

LEGAL DESCRIPTION

Tract "A", less the West 4 feet thereof, Block 131, REVISED PLAT OF, PORTION OF, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 34, Page 40, Public Records of Miami- Dade County, Florida, formerly known as Lot 14, less the West 4 feet thereof, Block 131, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, Page 79, Public Records of Miami-Dade County, Florida, AND Lot 13, less the West 4 feet and less the South 15 feet thereof, Block 131, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, Page 79, Public Records of Miami-Dade County, Florida.

CITY OF MIAMI SPRINGS PLANNING DEPARTMENT



201 Westward Drive
Miami Springs, FL 33166-5289
Phone: (305) 805-5030
Fax: (305) 805-5036

STAFF REPORT

TO: Mayor & City Council
FROM: Christopher Heid, City Planner
DATE: June 24, 2019
SUBJECT: Application for Site Plan Approval
CASE # 03-ZP-19

APPLICANTS: Juan Carlos Oliva

ADDRESS: 4649 NW 36 Street

ZONING DISTRICT: NW36, Northwest 36 Street District

REQUEST: The applicant is requesting site plan approval and alley vacation in order to construct an eleven story 292,194 square foot mixed used project on a 34,037 square foot parcel of land.

THE PROPERTY: The property consists of two separate parcels of land. The first parcel is located at 4601 NW 36 Street, with 180 foot of frontage on NW 36 Street and a 85 feet along East Drive. The parcel is rectangular is shape, containing 15,260 square feet.

#

The second parcel is located at 4649 NW 36 Street, with 158 foot of frontage on NW 36 Street and a 95 feet along Mokena Drive. The parcel is rectangular is shape, containing 16,976 square feet.

A 16 foot wide alley separates the two parcels. The alley is 95 feet long, containing approximately 1,520 square feet. The applicant is requesting that the alley be vacated to create a single unified parcel of approximately 33,756 square feet.

#

THE PROJECT: The applicant is proposing the construction of a 291,570 square foot 11 story mixed use building. There is a two story CBS office building

on each of the two parcels which would be demolished to accommodate the proposed project.

The ground floor would contain 23,816 square foot of retail space fronting NW 36 Street, as well as the ramp to the parking garage accessed from Mokena Drive. The second floor through the seventh floor would containing 402 parking spaces, with 383 spaces required. The eighth and ninth floors would contain 27,633 square feet of office space on each for a total of 55,266 square feet. The tenth floor is a mechanical deck.

On the eleventh floor is a 17,368 square foot restaurant raised on pillars above the mechanical deck, including large terraces at the east and west ends.

The building is designed in a striking streamline style with dramatic horizontal banding capped with stylish rooftop restaurant.

The Northwest 36 Street zoning district allows a base FAR of 1.0, with a maximum of 3.0 achievable through bonuses. The applicant is request an FAR bonus of 1.9, allowing a building with an FAR of 2.94. However, the project as proposed has an FAR of 2.3.

While the alley would be vacated to the applicant, the City would in turn receive a full utility and access easement, allowing all utilities to remain and vehicular traffic to continue as it does now.

ANALYSIS: The building would replaced two outdated and underutilized office buildings with a vibrant mixed use building with ground floor retail the activates the street. The rooftop restaurant, with dramatic views of the airport and surrounding neighborhoods is a particularly welcome addition to the 36 Street corridor.

RECOMMENDATION: It is recommended that the request for site plan approval be approved, subject to the following conditions:

1. Plans shall substantially comply with those submitted. Substantial compliance shall be at the sole determination of the City. Plans are as follows:
 - Sheet 1 of 1, Specific Purpose Survey by E Lopez PSM, dated 03/22/2019;
 - Site Plan, by MKDA Florida, LLC., signed and sealed 05/09/2019, and dated 05/09/2019;
 - Ground Floor, by MKDA Florida, LLC., signed and sealed 05/09/2019, and dated 05/09/2019;
 - Second Floor, by MKDA Florida, LLC., signed and sealed 05/09/2019, and dated 05/09/2019;

- Third to Sixth Floor, by MKDA Florida, LLC., signed and sealed 05/09/2019, and dated 05/09/2019;
 - Seventh Floor, by MKDA Florida, LLC., signed and sealed 05/09/2019, and dated 05/09/2019;
 - Eighth Floor, by MKDA Florida, LLC., signed and sealed 05/09/2019, and dated 05/09/2019;
 - Ninth Floor, by MKDA Florida, LLC., signed and sealed 05/09/2019, and dated 05/09/2019;
 - Mechanical Deck, by MKDA Florida, LLC., signed and sealed 05/09/2019, and dated 05/09/2019;
 - Restaurant, by MKDA Florida, LLC., signed and sealed 05/09/2019, and dated 05/09/2019;
 - Roof, by MKDA Florida, LLC., signed and sealed 05/09/2019, and dated 05/09/2019;
 - South Elevation, by MKDA Florida, LLC., signed and sealed 05/09/2019, and dated 05/09/2019;
 - East Elevation, by MKDA Florida, LLC., signed and sealed 05/09/2019, and dated 05/09/2019;
 - Landscape Plan, by MKDA Florida, LLC., signed and sealed 05/09/2019, and dated 05/09/2019;
 - Civil Plan, by MKDA Florida, LLC., signed and sealed 05/09/2019, and dated 05/09/2019;
2. All curbing shall be Miami-Dade County Type “D”. All landscaped areas must be enclosed with said curbing.
 3. Any freestanding sign must be a monument type only, the design of which must be approved by staff.
 4. All wall signage shall be of flush mounted channel letters only, or other individual letter type signs to be approved by staff.
 5. Parapet shall be of sufficient height to screen all rooftop equipment, excluding stair and elevator towers.
 6. Final architectural plans shall be submitted to, and approved by staff prior to the issuance of a building permit.
 7. The manner in which the alley is vacated must be approved by the City and any utilities located within the alley must be relocated at the applicant’s expense, in a location and manner to be approved by the City.
 8. A Unity-of Title or a Covenant-in-Lieu-of shall be executed combining all of the subject property, both public and private, into a single parcel. The City shall be a party to the Unity-of-Title, and the manner and format of the

document shall be at the sole discretion of the City, and shall be recorded by the applicant with the Miami-Dade County Clerk's Office.

9. Vacation must be obtained from Miami-Dade County and the Florida Department of Transportation, and Miami-Dade Fire Department, as applicable.
10. If a public art piece is installed, it shall have a value of not less than 1.5% of the estimated cost of construction of the project, and must be approved by staff prior to its creation or selection.
11. A revised landscape plan shall be submitted to and approved by the City prior to the issuance of a building permit for the project.

Draft v2 5/16/19

CITY OF MIAMI SPRINGS PLANNING DEPARTMENT



201 Westward Drive
Miami Springs, FL 33166-5289
Phone: (305) 805-5030
Fax: (305) 805-5036

STAFF REPORT

TO: Zoning and Planning Board
FROM: Christopher Heid, City Planner
DATE: June 3, 2019
SUBJECT: Application for Site Plan Approval
CASE # 03-ZP-19

APPLICANTS: Juan Carlos Oliva

ADDRESS: 4649 NW 36 Street

ZONING DISTRICT: NW36, Northwest 36 Street District

REQUEST: The applicant is requesting site plan approval and alley vacation in order to construct an eleven story 292,194 square foot mixed used project on a 34,037 square foot parcel of land.

THE PROPERTY: The property consists of two separate parcels of land. The first parcel is located at 4601 NW 36 Street, with 180 foot of frontage on NW 36 Street and a 85 feet along East Drive. The parcel is rectangular in shape, containing 15,260 square feet.

The second parcel is located at 4649 NW 36 Street, with 158 foot of frontage on NW 36 Street and a 95 feet along Mokena Drive. The parcel is rectangular in shape, containing 16,976 square feet.

A 16 foot wide alley separates the two parcels. The alley is 95 feet long, containing approximately 1,520 square feet. The applicant is requesting that the alley be vacated to create a single unified parcel of approximately 33,756 square feet.

THE PROJECT: The applicant is proposing the construction of a 291,570 square foot 11 story mixed use building. There is a two story CBS office building

on each of the two parcels which would be demolished to accommodate the proposed project.

The ground floor would contain 23,816 square foot of retail space fronting NW 36 Street, as well as the ramp to the parking garage accessed from Mokena Drive. The second floor through the seventh floor would containing 402 parking spaces, with 383 spaces required. The eighth and ninth floors would contain 27,633 square feet of office space on each for a total of 55,266 square feet. The tenth floor is a mechanical deck.

On the eleventh floor is a 17,368 square foot restaurant raised on pillars above the mechanical deck, including large terraces at the east and west ends.

The building is designed in a striking streamline style with dramatic horizontal banding capped with stylish rooftop restaurant.

The Northwest 36 Street zoning district allows a base FAR of 1.0, with a maximum of 3.0 achievable through bonuses. The applicant is request an FAR bonus of 1.9, allowing a building with an FAR of 2.94. However, the project as proposed has an FAR of 2.3.

While the alley would be vacated to the applicant, the City would in turn receive a full utility and access easement, allowing all utilities to remain and vehicular traffic to continue as it does now.

ANALYSIS: The building would replaced two outdated and underutilized office buildings with a vibrant mixed use building with ground floor retail the activates the street. The rooftop restaurant, with dramatic views of the airport and surrounding neighborhoods is a particularly welcome addition to the 36 Street corridor.

RECOMMENDATION: It is recommended that the request for site plan approval be approved, subject to the following conditions:

1. Plans shall substantially comply with those submitted. Substantial compliance shall be at the sole determination of the City. Plans are as follows:
 - Sheet 1 of 1, Specific Purpose Survey by E Lopez PSM, dated 03/22/2019;
 - Site Plan, by MKDA Florida, LLC., signed and sealed 05/09/2019, and dated 05/09/2019;
 - Ground Floor, by MKDA Florida, LLC., signed and sealed 05/09/2019, and dated 05/09/2019;
 - Second Floor, by MKDA Florida, LLC., signed and sealed 05/09/2019, and dated 05/09/2019;

- Third to Sixth Floor, by MKDA Florida, LLC., signed and sealed 05/09/2019, and dated 05/09/2019;
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 - Eighth Floor, by MKDA Florida, LLC., signed and sealed 05/09/2019, and dated 05/09/2019;
 - Ninth Floor, by MKDA Florida, LLC., signed and sealed 05/09/2019, and dated 05/09/2019;
 - Mechanical Deck, by MKDA Florida, LLC., signed and sealed 05/09/2019, and dated 05/09/2019;
 - Restaurant, by MKDA Florida, LLC., signed and sealed 05/09/2019, and dated 05/09/2019;
 - Roof, by MKDA Florida, LLC., signed and sealed 05/09/2019, and dated 05/09/2019;
 - South Elevation, by MKDA Florida, LLC., signed and sealed 05/09/2019, and dated 05/09/2019;
 - East Elevation, by MKDA Florida, LLC., signed and sealed 05/09/2019, and dated 05/09/2019;
 - Landscape Plan, by MKDA Florida, LLC., signed and sealed 05/09/2019, and dated 05/09/2019;
 - Civil Plan, by MKDA Florida, LLC., signed and sealed 05/09/2019, and dated 05/09/2019;
2. Any variances granted either by the Board of Adjustment or by the City Council shall be null and void if the applicant does not obtain a building permit and commence construction within one year of the date of the granting of the variance. If unusual circumstances exist, the variance may be extended by the Board of Adjustment or the City Council, whichever granted the variance, for an additional six-month period. No extensions beyond the time periods specified above are authorized.
 3. All curbing shall be Miami-Dade County Type "D". All landscaped areas must be enclosed with said curbing.
 4. Any freestanding sign must be a monument type only, the design of which must be approved by staff.
 5. All wall signage shall be of flush mounted channel letters only, or other individual letter type signs to be approved by staff.
 6. Parapet shall be of sufficient height to screen all rooftop equipment, excluding stair and elevator towers.
 7. Final architectural plans shall be submitted to, and approved by staff prior to the issuance of a building permit.

8. Any utilities located within the alley must be relocated at the applicant's expense, in a location and manner to be approved by the City.
9. A Unity-of Title shall be executed combining all of the subject property, both public and private, into a single parcel. The City shall be a party to the Unity-of-Title, and the manner and format of the document shall be at the sole discretion of the City, and shall be recorded by the applicant with the Miami-Dade County Clerk's Office.
10. Any utilities currently located within the abandoned street and vacated alley must be relocated at the applicant's expense, in a location and manner to be approved by the City.
11. A six foot high CBS wall shall be constructed along the north property line.
12. A Covenant-Lieu-of Unity of Title shall be executed in substantially similar form as that as submitted as part of the record. The Covenant-Lieu-of Unity of Title shall be recorded by the applicant with the Miami-Dade County Clerk's Office.
13. Approval for the vacations must be obtained from Miami-Dade County and the Florida Department of Transportation, and Miami-Dade Fire Department, as applicable.
14. An Opinion of Title must be submitted for the review and approval of the City.
15. A cross-access, cross-parking agreement shall be submitted for all common areas of the unified site plan, in a form and manner to be approved by the City.
16. A property owner's association shall be created among all owners that is responsible for upkeep and maintenance of all common area, in a form and manner to be approved by the City.
17. Applicant must agree to a unified development that utilizes the full development site in a manner consistent with the site plan entitled "Miami Springs Development-Overall Site Plan" prepared by EOF Designs and dated March 31, 2016. Any substantial deviation from the site plan must be approved by the City Council at a public hearing. Minor deviations from the site plan may be addressed administratively. What constitutes substantial and minor deviations is at the sole discretion of the City.
18. All curbing shall be Miami-Dade County Type "D". All landscaped areas must be enclosed with said curbing.
19. Any freestanding sign must be a monument type only, the design of which must be approved by staff.

20. All wall signage shall be of flush mounted channel letters only, or other individual letter type signs to be approved by staff.
21. Parapet shall be of sufficient height to screen all rooftop equipment, excluding stair and elevator towers.
22. No satellite dishes, including cable television, may be located on the building walls. They may be located on the roof only, screened from ground view by a parapet.
23. The median on Hook Square shall be extended southward and westward to include the currently striped off areas.
24. Decorative colored sidewalk pattern shall be confined to private property only. The public sidewalk shall be of a type and design to approved by the City prior to the issuance of a building permit for the project.
25. Additional screening shall be required on the parking garage where it may be visible from public rights-of-way, particularly Curtiss Parkway Circle and South Royal Poinciana Boulevard. This revised plan must be approved by staff prior to the issuance of a building permit for the project.
26. All units shall include washing machines and clothes dryers as noted on the submitted floor plans.
27. The public art piece shall have a value of not less than 0.5% of the estimated cost of construction of the project, and must be approved by staff prior to its creation or selection.
28. Commercial truck loading and delivery shall not occur between the hours of 6:00 AM to 9:00 AM and 4:00 PM to 7:00 PM Monday through Friday.
29. A revised landscape plan shall be submitted to and approved by the City prior to the issuance of a building permit for the project.
30. Roof shall utilize high albedo roofing materials ("white roof").



Official Use Only
 Submittal Date: _____
 Case No.: _____

Building & Planning Department
 201 Westward Drive
 Miami Springs, FL 33166
 Phone: 305-805-5034 Fax: 305-805-5036
www.miamisprings-fl.gov

CITY OF MIAMI SPRINGS

HEARING APPLICATION

APPLICANT INFORMATION	
APPLICANT NAME Juan Carlos Oliva	PROPERTY ADDRESS: 4649 NW 36 TH Street, Miami Springs, FL 33166
APPLICANT PHONE NUMBER: 305-733-4807	E-MAIL ADDRESS: joliva@minumerolocal.com

Request that a determination be made by the Zoning and Planning Board of the City of Miami Springs, on the following project that was reviewed and discussed with the City Planner, in which the City Planner could not exercise discretion and which, in his opinion, might properly come before the Board.

PROPERTY INFORMATION	
LEGAL DESCRIPTION 9 53 41 .389 AC M/L COUNTRY CLUB ESTS SEC 2 REV PL N95.12FT OF S110.12FT OF TR D LESS EXTERNAL AREA IN SW COR HAVING 25FT RADIUS BLK 131 & LESS E4FT FOR R/W LOT SIZE 16976 SQ FT M/L OR 17065-0985 0196 3 (3)	LOT SIZE AND ZONING DISTRICT 16,976 S.F. NW36
LOT(S) BLOCK SUBDIVISION	LOT SIZE ZONING DISTRICT
HAVE ANY PREVIOUS APPLICATIONS OR APPEALS BEEN FILED WITHIN THE LAST SIX (6) MONTHS IN CONNECTION WITH THESE PREMISES? YES _____ NO <input checked="" type="checkbox"/>	
IF YES, BRIEFLY STATE THE NATURE OF THE PREVIOUS APPLICATION:	
IF YOU ARE THE OWNER, HOW LONG HAVE YOU OWNED THE PROPERTY? <u>3 Years</u>	WHAT IS THE APPROXIMATE MARKET VALUE INVOLVED IN THIS PROJECT? \$ <u>25,000,000</u>

Please include the follow information in your application letter:

(I)(We) Hereby petition the City of Miami Springs, FL to review the instant petition for Zoning and Planning Board approval on the following legally described property:

(Please include a separate document stating the full legal description of the property, the property address, lot size, and type of use and improvement proposed – state also whether new structures are to be built, existing structures used, or additions made to existing buildings. State in what way the proposed plan/project will be appropriate and desirable to the City of Miami Springs, and the effect of the proposed plan/ project in the immediate neighborhood. Include what circumstances that justify the approval of the plan/ project.

(I) (We) understand this petition becomes part of the permanent records of the Zoning and Planning Board.

(I) (We) hereby certify that the above statements and the statements or showing made in any papers and/or plans submitted are true to the best of my/our knowledge and belief.

(I) (We) hereby certify that the above statements and the statements or showing made in any papers and/or plans submitted are true to the best of my/our knowledge and belief.



Official Use Only Submittal Date: _____ Case No.: _____
--

Building & Planning Department
 201 Westward Drive
 Miami Springs, FL 33166
 Phone: 305-805-5034 Fax: 305-805-5036
www.miamisprings-fl.gov

CITY OF MIAMI SPRINGS

HEARING APPLICATION

APPLICANT INFORMATION	
APPLICANT NAME <u>Juan Carlos Oliva</u>	PROPERTY ADDRESS: <u>4601 NW 36th Street, Miami Springs, FL 33166</u>
APPLICANT PHONE NUMBER: <u>305-733-4807</u>	E-MAIL ADDRESS: <u>joliva@minumerolocal.com</u>

Request that a determination be made by the Zoning and Planning Board of the City of Miami Springs, on the following project that was reviewed and discussed with the City Planner, in which the City Planner could not exercise discretion and which, in his opinion, might properly come before the Board.

PROPERTY INFORMATION	
LEGAL DESCRIPTION: <u>COUNTRY CLUB EST SEC 2 PB 10-79 LOT 13 LESS S15FT BLK 131 & TR A BLK 131 OF PB 34-40 & LESS W4FT FOR R/W LOT SIZE 15260 SQ FT M/L</u>	LOT SIZE AND ZONING DISTRICT <u>15,260 S.F.</u> <u>NW36</u>
LOT(S) BLOCK SUBDIVISION	LOT SIZE ZONING DISTRICT
HAVE ANY PREVIOUS APPLICATIONS OR APPEALS BEEN FILED WITHIN THE LAST SIX (6) MONTHS IN CONNECTION WITH THESE PREMISES? YES _____ NO <u>X</u>	
IF YES, BRIEFLY STATE THE NATURE OF THE PREVIOUS APPLICATION: _____	
IF YOU ARE THE OWNER, HOW LONG HAVE YOU OWNED THE PROPERTY? <u>2 Months</u>	WHAT IS THE APPROXIMATE MARKET VALUE INVOLVED IN THIS PROJECT? \$ <u>25,000,000</u>

Please include the follow information in your application letter:

(I)(We) Hereby petition the City of Miami Springs, FL to review the instant petition for Zoning and Planning Board approval on the following legally described property:

(Please include a separate document stating the full legal description of the property, the property address, lot size, and type of use and improvement proposed – state also whether new structures are to be built, existing structures used, or additions made to existing buildings. State in what way the proposed plan/project will be appropriate and desirable to the City of Miami Springs, and the effect of the proposed plan/ project in the immediate neighborhood. Include what circumstances that justify the approval of the plan/ project.

(I) (We) understand this petition becomes part of the permanent records of the Zoning and Planning Board.

(I) (We) hereby certify that the above statements and the statements or showing made in any papers and/or plans submitted are true to the best of my/our knowledge and belief.

[Signature]
Signature of Owner
Juan C. Ojeda
Printed name of Owner

Signature of Co-Owner

Printed name of Co-Owner

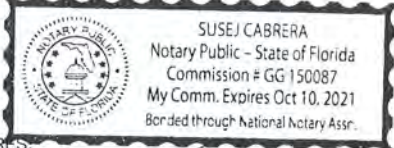
The contents of this petition are Sworn to and subscribed before me this 9 day of May, 2019.

The contents of this petition are Sworn to and subscribed before me this ____ day of _____, 20__.

[Signature]
SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA
Susej Cabrera
PRINT NAME OF NOTARY PUBLIC

SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

PRINT NAME OF NOTARY PUBLIC

STAMP SEAL

COMMISSION EXPIRES: _____
PERSONALLY KNOWN: _____
PRODUCED IDENTIFICATION: _____

STAMP SEAL
COMMISSION EXPIRES: _____
PERSONALLY KNOWN: _____
PRODUCED IDENTIFICATION: _____



LETTER OF REQUEST

We hereby petition the City of Miami Springs, Florida to review the petition for Zoning and Planning Board approval on the following legally described property:

- Legal Description: 9 53 41 .389 AC M/L COUNTRY CLUB ESTS SEC 2 REV PL N95.12FT OF S110.12FT OF TR D LESS EXTERNAL AREA IN SW COR HAVING 25FT RADIUS BLK 131 & LESS E4FT FOR R/W LOT SIZE 16976 SQ FT M/L OR 17065-0985 0196 3 (3)
and
COUNTRY CLUB EST SEC 2 PB 10-79 LOT 13 LESS S15FT BLK 131 & TR A BLK 131 OF PB 34-40 & LESS W4FT FOR R/W LOT SIZE 15260 SQ FT M/L
- Property Address: 4649 NW 36th Street and 4601 NW 36th Street
- Lot Size(s): 16, 976 S.F., 15,260 S.F. respectively (Total of: 32,236 S.F.)
- Type of Use: Retail, Office, Roof Top Restaurant and Parking Garage

The new proposed structure will be approximately 292,500 square feet of new construction. The two existing buildings on the respective properties shall be demolished in their entirety. The new building will surpass the minimum parking required by code and will have additional parking available as monthly rentals for use by neighboring businesses. The project will bring new ground level retail, 8th and 9th floor office space and a roof top restaurant to the immediate area. The roof top restaurant will showcase spectacular views of the airport to the south, Miami Springs to the north, Doral to the west and of Downtown Miami to the east. The new building will bring much needed retail and office options for the City of Miami Springs along the NW 36th Street Corridor.

Ground floor retail will include dry goods and restaurants with a friendly pedestrian covered walkway. The structure itself will be designed to meet Florida Green Building Coalition requirements, therefore making this Miami Springs largest sustainable development. The walls to the north will display two large murals that will pay homage to the History of Flight and its relationship to the city. As well as an entry corridor with rotating art exhibits to be curated to showcase art by the youth of Miami Springs. The mechanical roof level will be surrounded by landscape in order to conceal the equipment as well as creating a roof top garden.

We understand this petition becomes part of the permanent records of the Zoning and Planning Board. We hereby certify that the above statements or showing made in any papers and plans submitted are true to the best our knowledge and belief.

Jorge Alberto Pernas, AIA, Allied ASID, NCARB, LEED® AP
Technical Director



2750 NW 3rd Avenue, Space 06
Miami, Florida 33127

T 305 873 6600
C 305 586 8169
jpernas@mkda.com
www.mkda.com

New York - Connecticut - Florida
AA26002738, IB26001526



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 5/16/2019

Property Information	
Folio:	05-3119-013-3930
Property Address:	4649 NW 36 ST Miami Springs, FL 33166-6105
Owner	4649 NW 36TH STREET LLC
Mailing Address	201 TO TO LO CHEE DR HIALEAH, FL 33010 USA
PA Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	5,844 Sq.Ft
Lot Size	16,976 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2018	2017	2016
Land Value	\$475,328	\$441,376	\$441,376
Building Value	\$1,124,672	\$1,158,624	\$453,314
XF Value	\$0	\$0	\$49,588
Market Value	\$1,600,000	\$1,600,000	\$944,278
Assessed Value	\$1,600,000	\$1,600,000	\$936,093

Benefits Information				
Benefit	Type	2018	2017	2016
Non-Homestead Cap	Assessment Reduction			\$8,185

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
19 53 41 .389 AC M/L
COUNTRY CLUB ESTS SEC 2 REV PL
N95.12FT OF S110.12FT OF TR D
LESS EXTERNAL AREA IN SW COR
HAVING 25FT RADIUS BLK 131

Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,600,000	\$1,600,000	\$936,093
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,600,000	\$1,600,000	\$944,278
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,600,000	\$1,600,000	\$936,093
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,600,000	\$1,600,000	\$936,093

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/05/2016	\$1,950,000	30336-4218	Qual by exam of deed
01/01/2016	\$100	29927-3209	Corrective, tax or QCD; min consideration
08/21/2008	\$10	26539-0388	Sales which are disqualified as a result of examination of the deed
11/01/2007	\$0	26064-1518	Sales which are disqualified as a result of examination of the deed

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 5/16/2019

Property Information	
Folio:	05-3119-010-4040
Property Address:	4601 NW 36 ST Miami Springs, FL 33166-6105
Owner	4601 NW 36 STREET LLC
Mailing Address	3401 NW 82 AVE STE 370 DORAL, FL 33122 USA
PA Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	13,571 Sq.Ft
Lot Size	15,260 Sq.Ft
Year Built	2001



Assessment Information			
Year	2018	2017	2016
Land Value	\$427,280	\$427,280	\$396,760
Building Value	\$1,533,378	\$1,471,720	\$973,932
XF Value	\$68,130	\$0	\$0
Market Value	\$2,028,788	\$1,899,000	\$1,370,692
Assessed Value	\$1,658,537	\$1,507,761	\$1,370,692

Benefits Information				
Benefit	Type	2018	2017	2016
Non-Homestead Cap	Assessment Reduction	\$370,251	\$391,239	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
COUNTRY CLUB EST SEC 2
PB 10-79
LOT 13 LESS S15FT BLK 131 &
TR A BLK 131 OF PB 34-40
& LESS W4FT FOR RW

Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,658,537	\$1,507,761	\$1,370,692
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,028,788	\$1,899,000	\$1,370,692
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,658,537	\$1,507,761	\$1,370,692
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,658,537	\$1,507,761	\$1,370,692

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/02/2019	\$2,900,000	31391-2367	Qual by exam of deed
10/01/2006	\$0	25067-4349	Sales which are disqualified as a result of examination of the deed
01/01/1996	\$0	17065-0985	Sales which are disqualified as a result of examination of the deed
05/01/1990	\$226,000	14605-2034	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

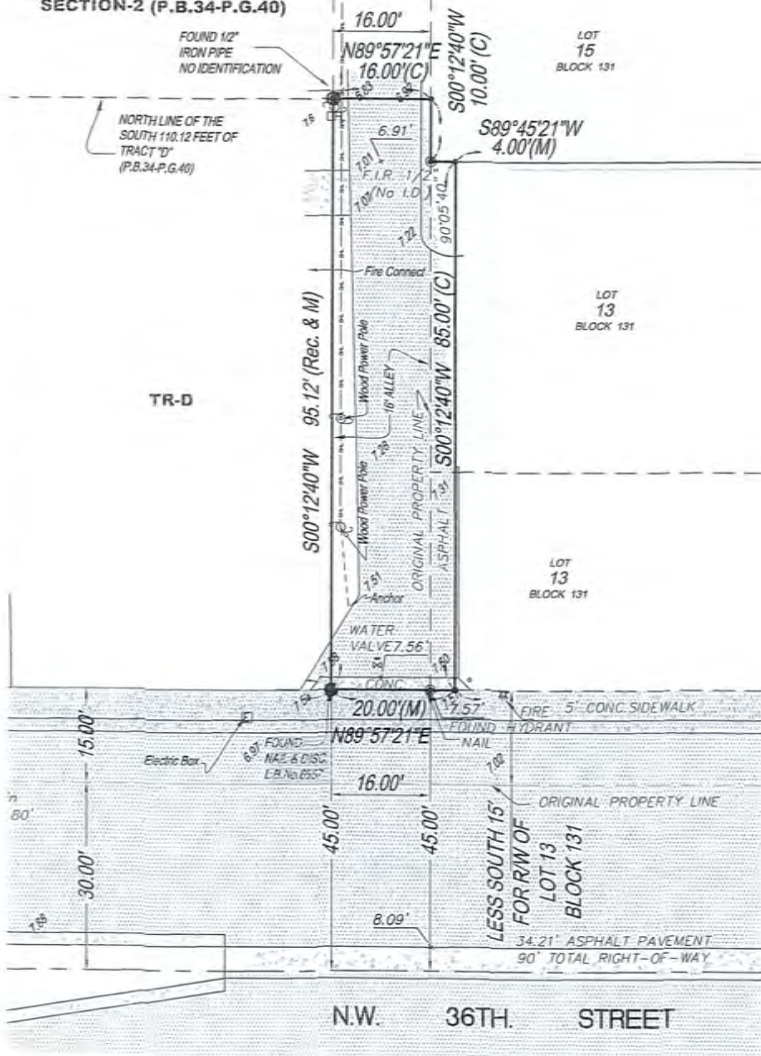
Version:



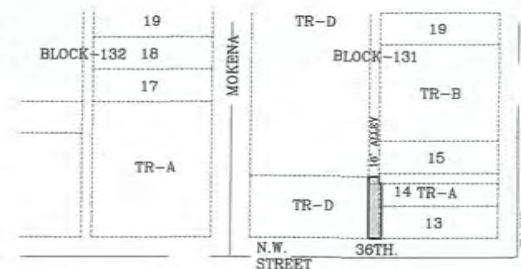
SPECIFIC PURPOSE SURVEY



PORTION OF TR-D, BLOCK-131
COUNTRY CLUB ESTATES
SECTION-2 (P.B.34-P.G.40)



LEGEND		
ABBREVIATION	SYMBOL	DEFINITION
C		Calculated
E		Center Line
Elev.		Elevation
F		Found
F.I.P.		Found Iron Pipe
M		Measured
W.P.P		Wood Power Pole
W.M.		Water Meter



LOCATION MAP

NOT TO SCALE

LEGAL DESCRIPTION:

A portion of Block 131 of "REVISED PLAT OF, PORTION OF, SECTION 2 OF COUNTRY CLUB ESTATES", according to the Plat thereof as recorded in Plat Book 34 at Page 40, Public Records of Miami-Dade County, Florida.

CERTIFIED TO:

Olivo's Home Corp.

SURVEYOR'S NOTES:

- 1) The purpose of this survey is to locate existing improvement within the alley between properties at 4649 NW 36th St and 4601 NW 36th St, both laying and being in Miami Springs, Florida 33166.
- 2) The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat and the same, if any may not be shown on this section.
- 3) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown (UNDERGROUND)
- 4) Ownership subject to opinion of the Title.
- 5) Underground utilities are not depicted hereon.
- 6) Benchmark : N-3108, Elevation=8.76' N.C.V.D. 1929.

SURVEYOR'S CERTIFICATE:

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Surveyors and Mappers in Chapter 5J-17 Florida Administrative Code, pursuant to section 472.027, Florida Statutes. And is true and correct to the best of my knowledge and belief.

NOT VALID UNLESS SEALED AND EMBOSSED WITH SURVEYOR'S SEAL

Date of filed work: 3/22/2019

Address: 13801 SW 10th Terrace
Miami, FL 33184

Phone: (305) 345-9083
Fax: (305) 820-3558

EFRAIN LOPEZ
Professional Surveyor and Mapper # 6792
State of Florida.

Lopez PSM

ENGINEERS - SURVEYORS
PLANNERS - DESIGNERS
info@lopezpsm.com
305-345-9083

DATE OF FIRM: 08/11/09

SCALE: 1"=20'

JOB No. 19-1028

PANEL NUMBER: 0292

BASE FLOOD ELEVATION: 7.0'

REVISED: E.L.

COMMUNITY NUMBER: 120653

FIRM ZONE: AH

DATE: 03-22-2019

SUFFIX: L

DRAWN BY: M.M.

SHEET 1

OF 1



OLIVA OFFICE BUILDING

4601 and 4649 NW 36TH STREET
MIAMI SPRINGS FL, 33166

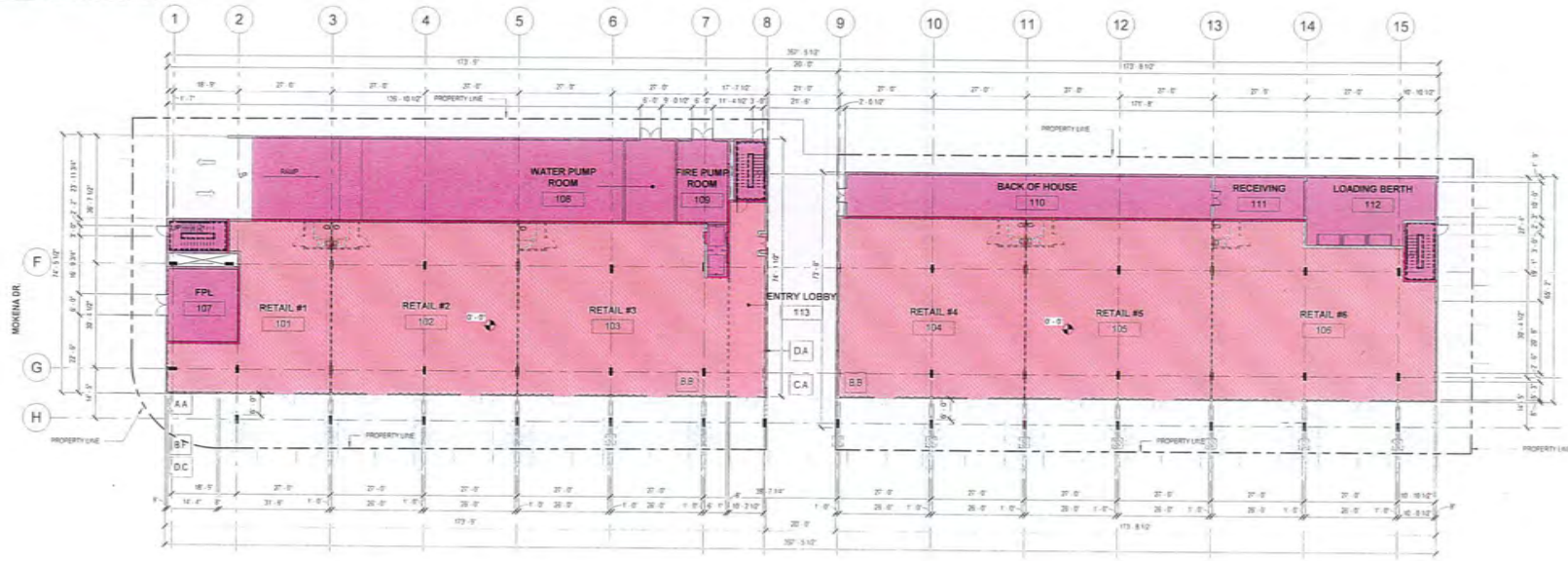
DESIGN CATEGORY	DESIGN BONUS	AMOUNT OF F.A.R. BONUS	AMOUNT OF F.A.R. BONUS REQUESTED	DESIGN SOLUTION
A. SITE PLANNING AND DESIGN	A. PEDESTRIAN AMENITIES—CONSIDERING PEDESTRIAN ACCESS, LINKAGE IN CIRCULATION PATTERN, RELATIONSHIP TO ARCHITECTURAL AND URBAN DESIGN FEATURES, RELATIONSHIP TO PUBLIC AND PRIVATE SPACES, ACCESSIBILITY, USABILITY AND COORDINATION WITH ADJACENT PROPERTIES	0.25	0.10	PEDESTRIAN WALKWAY
	B. OPEN SPACE—AREAS SHALL BE OPEN TO THE SKY. THE AMOUNT OF OPEN SPACE SHALL EXCEED THE AREA THAT RESULTS FROM THE SETBACK REQUIREMENTS	0.01 FOR EVERY TEN PERCENT THAT EXCEEDS THE AREA RESULTING FROM THE REQUIRED SETBACKS, NOT TO EXCEED 0.25		
B. BUILDING FEATURES	A. OUTDOOR CAFE WHEN ASSOCIATED WITH RESTAURANT ON THE GROUND FLOOR OF THE BUILDING	0.01 PER SEAT, NOT TO EXCEED 0.05		
	B. FIRST FLOOR RETAIL OR SERVICE USES WITH A MINIMUM OF 1,000 SQUARE FEET, DIRECT ACCESS TO SUCH USES AND FULL STOREFRONT WINDOWS ARE ENCOURAGED	0.01 PER 1,000 SQUARE FEET OF RETAIL SPACE NOT TO EXCEED 0.10	0.10	16,800 S.F. RETAIL ON GROUND FLOOR
	C. HOTEL UNITS	0.01 PER HOTEL ROOM		
	D. MEETING ROOMS, ASSEMBLY ROOMS AND CONFERENCE ROOMS	0.01 PER 500 SQUARE FEET OF MEETING SPACE NOT TO EXCEED 0.25		
	E. CONSTRUCTION OF A PORTE COCHERE	0.25		
	F. LANDSCAPE MATURITY—THIS BONUS APPLIES TO LANDSCAPING THAT HAS ACHIEVED A MINIMUM OF 50 PERCENT OF MAXIMUM AVERAGE HEIGHT AT TIME OF PLANTING	0.25	0.10	SYLVESTER PALM TREES ALONG 36TH NW STREET
C. IMPROVEMENTS: RIGHTS-OF-WAY AND ON-SITE PUBLIC SPACES	A. ALLEY IMPROVEMENTS—RESURFACING AND LIGHTING IN ACCORDANCE WITH THE SPECIFICATIONS AS ESTABLISHED BY THE CITY ENGINEER. INCLUDES THE PLACEMENT OF ALL UTILITY LINES, TRANSFORMERS AND RELATED EQUIPMENT UNDERGROUND AND/OR IN VAULTS	0.25	0.10	NEW PAVERS
	B. INCLUSION OF AN ENTRY PLAZA, WHEN NOT PART OF A REQUIRED YARD OR SETBACK, OCCUPYING A MINIMUM OF 15 PERCENT OF THE BUILDING WIDTH	0.25 FOR EACH 150 SQUARE FEET OF ENTRY PLAZA, MAXIMUM 0.25		
	C. DECORATIVE GATES/FENCES OR PERMITTED WALLS BETWEEN BUILDINGS AND SURROUNDING SITES. MATERIAL COMPOSED OF WROUGHT IRON OR ALUMINUM. CBS MAY BE USED WITH WROUGHT IRON OR ALUMINUM. HOWEVER, THE AREA OF THE CBS MUST NOT EXCEED 50 PERCENT OF THE TOTAL AREA OF THE GATE, FENCE OR PERIMETER GATE. ALLEY MAY BE 100 PERCENT CBS	0.25 FOR EACH ONE PERCENT OF PERMITTED FENCE/GATE, 25 MAXIMUM (0.25 * AMOUNT OF THE % = BONUS)		
D. SITE IMPROVEMENTS	A. PUBLIC ART THAT IS VISIBLE FROM THE PUBLIC RIGHT-OF-WAY, INTEGRATION WITH USE OF PUBLIC SPACES, AND ACTIVITY AREAS, UNIFORMITY OF STYLE, LOCATION AND SCALE. AT A MINIMUM THE ART WORK SHALL COST ONE PERCENT OF TOTAL CONSTRUCTION COST AS INDICATED ON THE BUILDING PERMIT OR \$25,000.00 WHICHEVER IS GREATER. DOES NOT INCLUDE WATER FEATURES THAT ARE LISTED BELOW	0.25	0.20	TWO MURALS ON SOUTH ELEVATION & ART CORRIDOR
	B. DECORATIVE WATER FEATURES—CONSIDERING MOVEMENT, SOUND, REFLECTION, RECREATION, COOLING EFFECT, ARCHITECTURAL EFFECT, COORDINATION WITH PLAZA OR OTHER SPECIAL PLACE, PUBLIC-PRIVATE TRANSITION, VISUAL IMPACT, AND RELATION TO OVERALL PROJECT DESIGN. THIS FACTOR IS ONLY APPLICABLE FOR WATER FEATURES THAT EXCEED HALF OF ONE PERCENT OF THE COST OF THE BUILDING AS LISTED ON THE BUILDING PERMIT APPLICATION	0.25		
	C. STREET TREES, GRATES AND IRRIGATION—LANDSCAPING ON THE PUBLIC RIGHT-OF-WAY SHALL OCCUR FOR THE ENTIRE STREET FRONTAGE OF THE PROPERTY AND TREES SHALL BE PLANTED NO FURTHER APART THAN 25 FEET ON CENTER FOR PALMS AND 30 FEET ON CENTER FOR CANOPY TREES. SHALL ONLY BE AWARDED IF FUNDED BY THE DEVELOPER	0.25	0.15	TREES ALONG 36TH NW STREET
	D. LIGHTING—INSTALLATION OF DECORATIVE LIGHTING PER REVITALIZATION SPECIALIST SELECTION AND RECOMMENDATION	0.25	0.15	LED LIGHTING
E. GREEN BUILDINGS	GREEN BUILDING CERTIFICATION: LEED (NEW CONSTRUCTION OR MAJOR RENOVATION) SILVER OR GREATER, OR CERTIFICATION BY THE FLORIDA GREEN BUILDING COUNCIL	1.00	1.00	FLORIDA GREEN BLDG.
	(A) THE APPLICANT MUST SUCCESSFULLY REGISTER THE PROJECT WITH THE GREEN BUILDING CERTIFICATION INSTITUTE OR THE FLORIDA GREEN BUILDING COALITION, OR OTHER THIRD PARTY CERTIFYING AGENCY AS APPROVED BY THE CITY PLANNER, AND PROVIDE EVIDENCE OF SUCH REGISTRATION			
	(B) APPLICANT SHALL HAVE A MINIMUM OF ONE LEED ACCREDITED PROFESSIONAL, OR OTHER SIMILARLY ACCREDITED PROFESSIONAL, ON THE DESIGN TEAM. APPLICANT SHALL PROVIDE A COPY OF THE LEED ACCREDITATION CERTIFICATE OR SIMILAR CERTIFICATION AND DESCRIBE THE ROLE OF THE LEED ACCREDITED PROFESSIONAL ON THE DESIGN TEAM			
	(C) THE APPLICANT MUST PROVIDE A COPY OF THE PERTINENT CREDIT CHECKLIST INDICATING WHICH CREDITS THE APPLICANT INTENDS TO ACHIEVE ALONG WITH A WRITTEN NARRATIVE AND DETAILED DRAWINGS AND PLANS ILLUSTRATING THE APPLICANT'S INTENT TO MEET THE PREREQUISITES AS DESCRIBED IN THE APPLICABLE LEED RATING SYSTEM OR FGBC DESIGNATION FOR THE SPECIFIC BUILDING TYPE			
	(D) PRIOR TO THE ISSUANCE OF THE FIRST PRINCIPAL BUILDING PERMIT THE APPLICANT SHALL POST A PERFORMANCE BOND EQUAL TO FIVE PERCENT OF THE TOTAL COST OF THE CONSTRUCTION IN ORDER TO SECURE PERFORMANCE AND FULFILLMENT OF THE APPLICANT. IN LIEU OF THE BOND REQUIRED BY THIS SECTION, THE CITY MAY ACCEPT AN IRREVOCABLE LETTER OF CREDIT FROM A FINANCIAL INSTITUTION AUTHORIZED TO DO BUSINESS IN FLORIDA OR PROVIDE EVIDENCE OF CASH DEPOSITED IN AN ESCROW ACCOUNT IN A FINANCIAL INSTITUTION IN THE STATE OF FLORIDA IN THE NAME OF THE APPLICANT AND THE CITY. THE LETTER OF CREDIT OR ESCROW SHALL BE IN THE SAME AMOUNT OF THE BOND IF IT WERE POSTED. IF THE PROJECT FAILS TO MEET THE CRITERIA REQUIRED FOR CERTIFICATION BY THE GREEN BUILDING CERTIFICATION INSTITUTE OR OTHER NATIONALLY RECOGNIZED CERTIFYING AGENCY WITHIN ONE YEAR AFTER RECEIVING THE CITY'S CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL EITHER REQUEST AN EXTENSION OR FORFEIT 100 PERCENT OF THE BOND. THE APPLICANT, FOR GOOD CAUSE SHOWN, MAY REQUEST AN EXTENSION OF TIME OF UP TO ONE ADDITIONAL YEAR TO ACHIEVE CERTIFICATION. SUCH EXTENSION MAY BE GRANTED AT THE SOLE DISCRETION OF THE CITY COUNCIL AFTER HAVING CONSIDERED THE FACTORS AND IMPROVEMENTS NECESSARY TO ACHIEVE THE REQUISITE CERTIFICATION. IF CERTIFICATION IS NOT ACHIEVED WITHIN TWO YEARS AFTER RECEIVING THE CITY'S CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL FORFEIT 100 PERCENT OF THE BOND TO THE CITY.			
TOTAL F.A.R. BONUS REQUESTED			1.9	

OLIVA OFFICE BUILDING

4601 and 4649 NW 36TH STREET MIAMI SPRINGS FL, 33166

LEGEND

- RETAIL: 16,800 S.F.
- CIRCULATION: 7,034 S.F.
- DESIGN BONUS




GROUND FLOOR
1/16" = 1'-0"

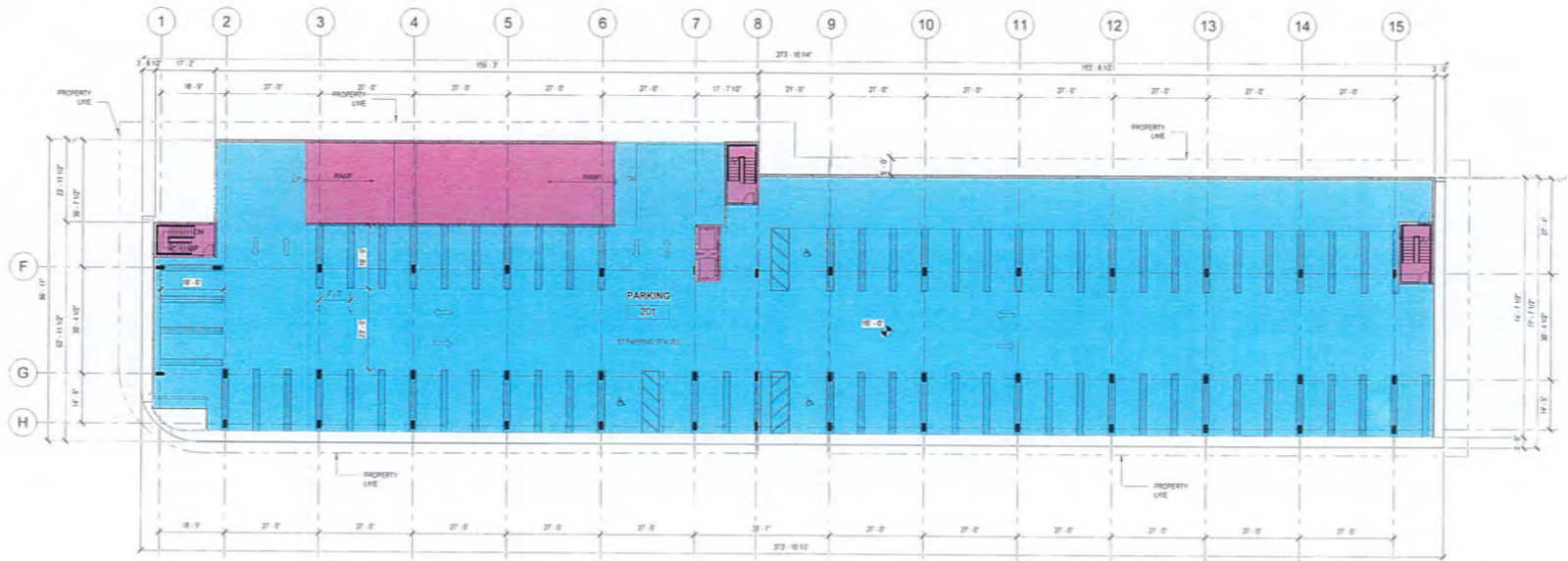
OLIVA OFFICE BUILDING

4601 and 4649 NW 36TH STREET MIAMI SPRINGS FL,33166

LEGEND

 PARKING: 23,491 S.F.


 CIRCULATION: 2,852 S.F.

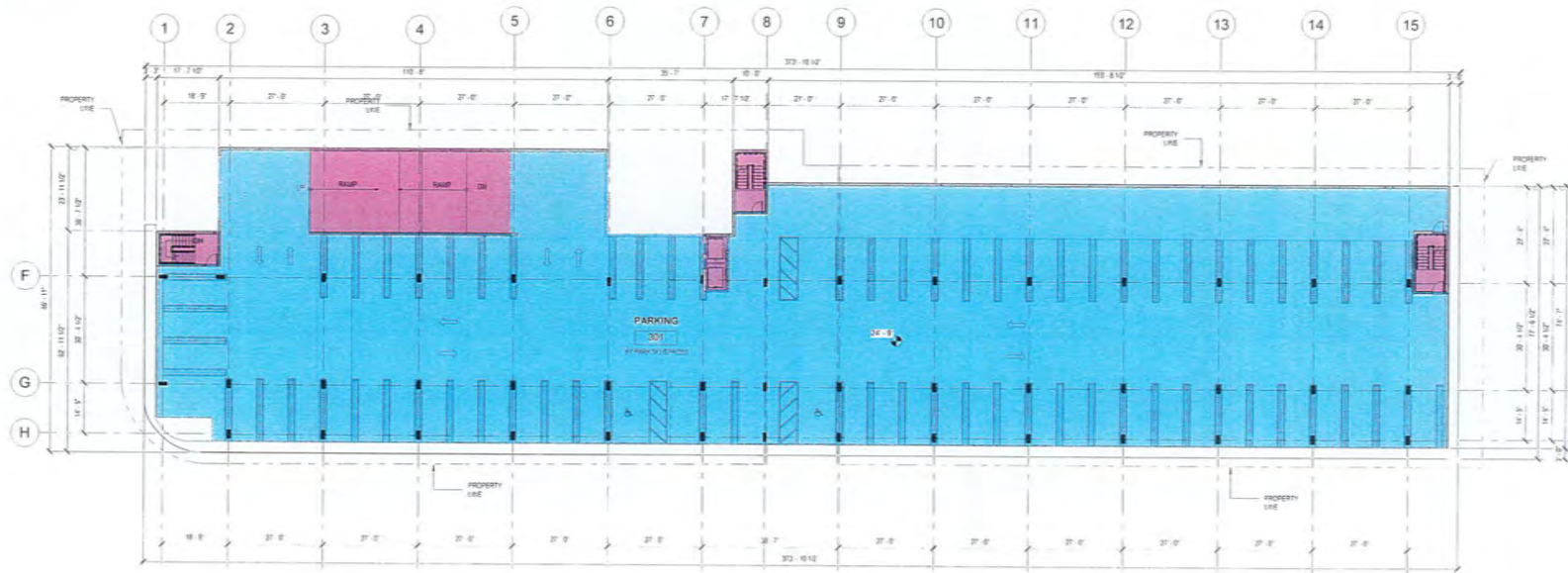


SECOND FLOOR
1/16" = 1'-0"

LEGEND

 PARKING: 25,582 S.F.

 CIRCULATION: 2,063 S.F.




THIRD TO SIXTH FLOOR
1/16" = 1'-0"

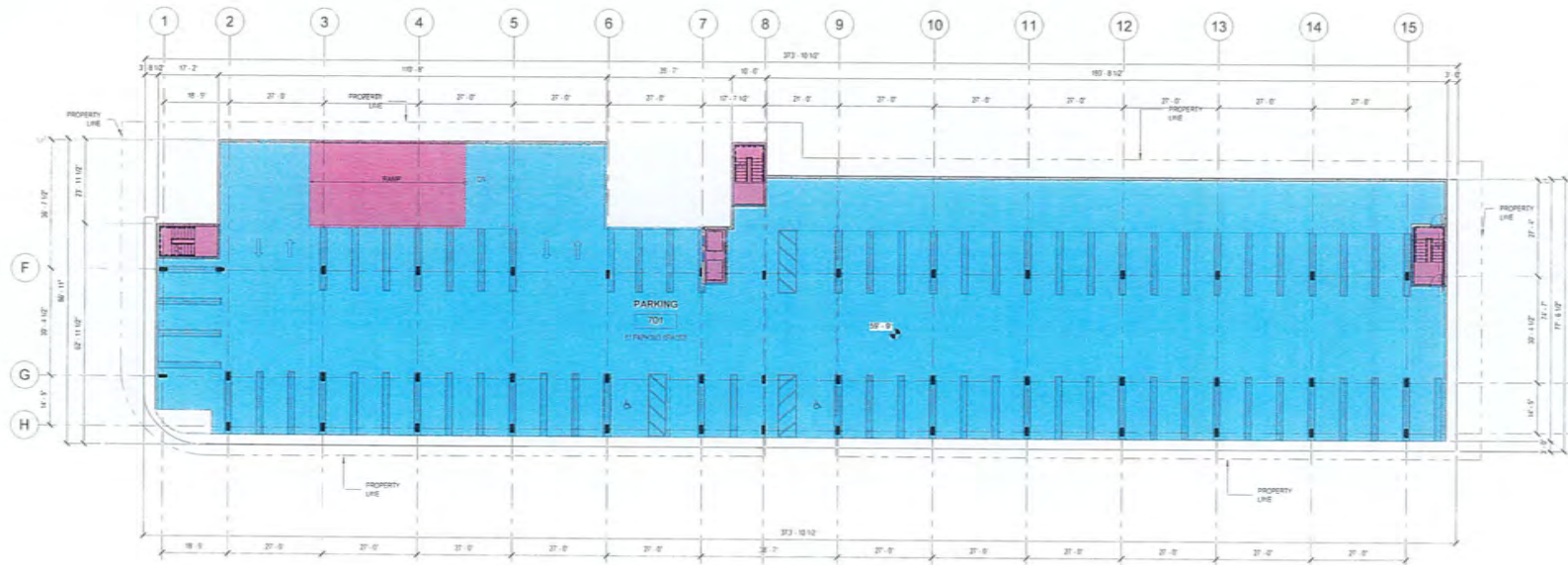
OLIVA OFFICE BUILDING

4601 and 4649 NW 36TH STREET MIAMI SPRINGS FL, 33166

LEGEND

 **PARKING: 26,000 S.F.**

 **CIRCULATION: 1,755 S.F.**





SEVENTH FLOOR
1/16" = 1'-0"

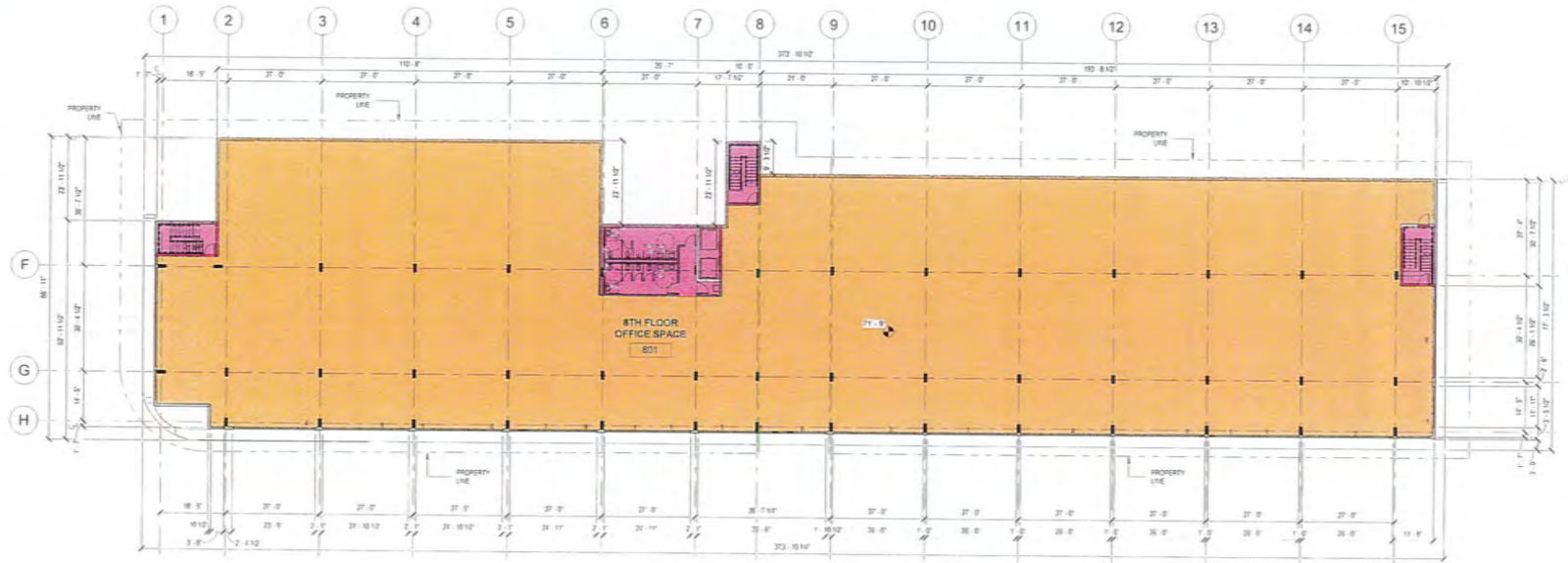
OLIVA OFFICE BUILDING

4601 and 4649 NW 36TH STREET MIAMI SPRINGS FL, 33166

LEGEND

 OFFICE: 26,363 S.F.

 CIRCULATION: 1,263 S.F.



EIGHTH FLOOR
1/16" = 1'-0"

OLIVA OFFICE BUILDING

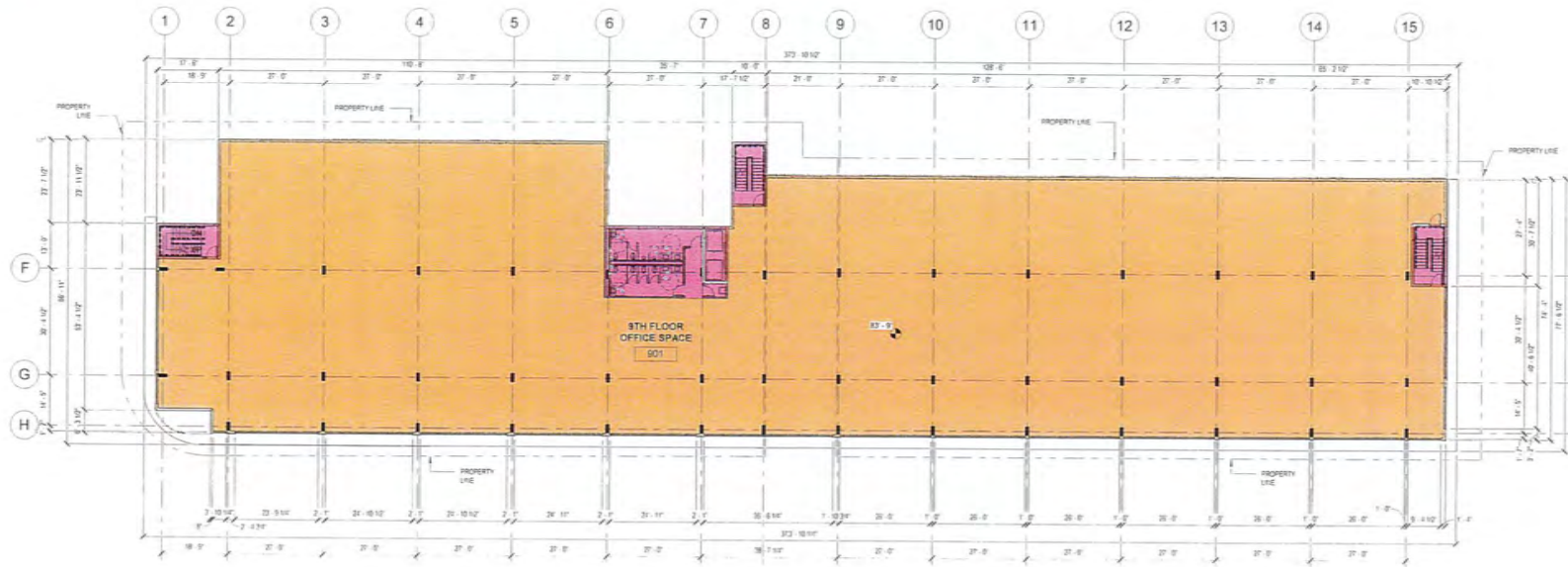
4601 and 4649 NW 36TH STREET MIAMI SPRINGS FL, 33166



LEGEND

 OFFICE: 26,363 S.F.

 CIRCULATION: 1,236 S.F.



NINTH FLOOR
1/16" = 1'-0"

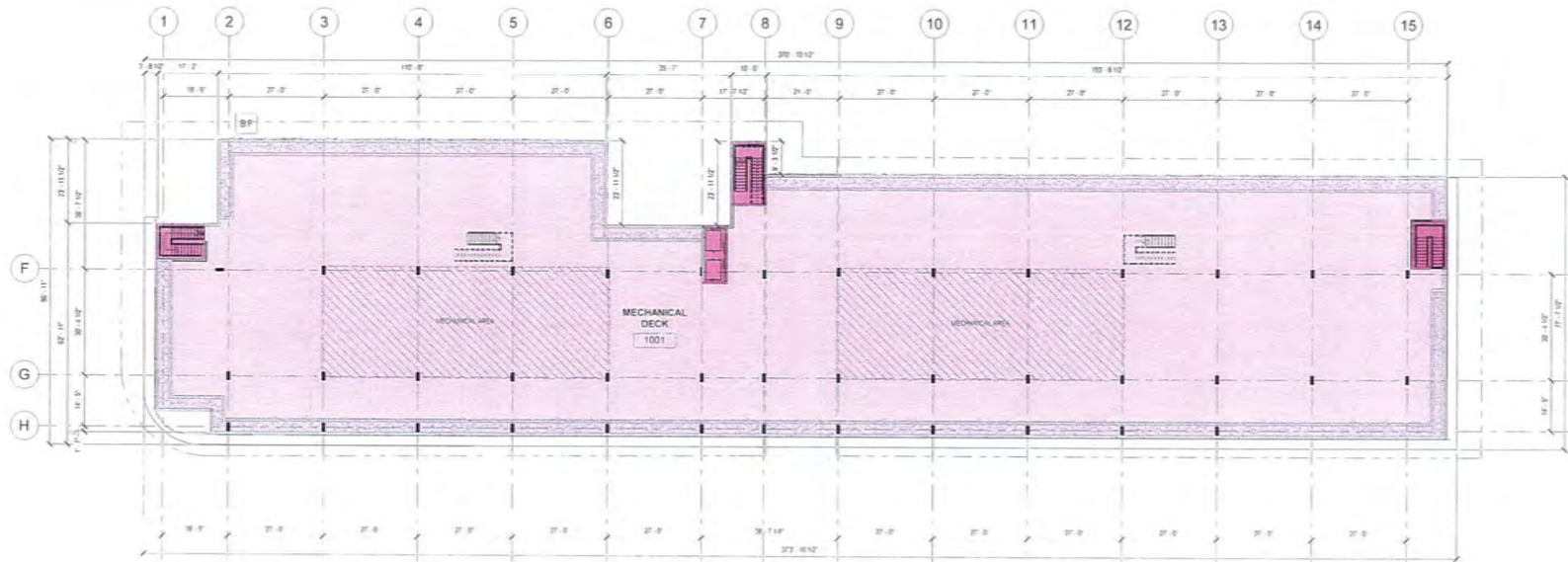
OLIVA OFFICE BUILDING

4601 and 4649 NW 36TH STREET MIAMI SPRINGS FL, 33166

LEGEND

ROOF DECK: 27,263 S.F.

CIRCULATION: 581 S.F.



MECHANICAL DECK
1/16" = 1'-0"

OLIVA OFFICE BUILDING

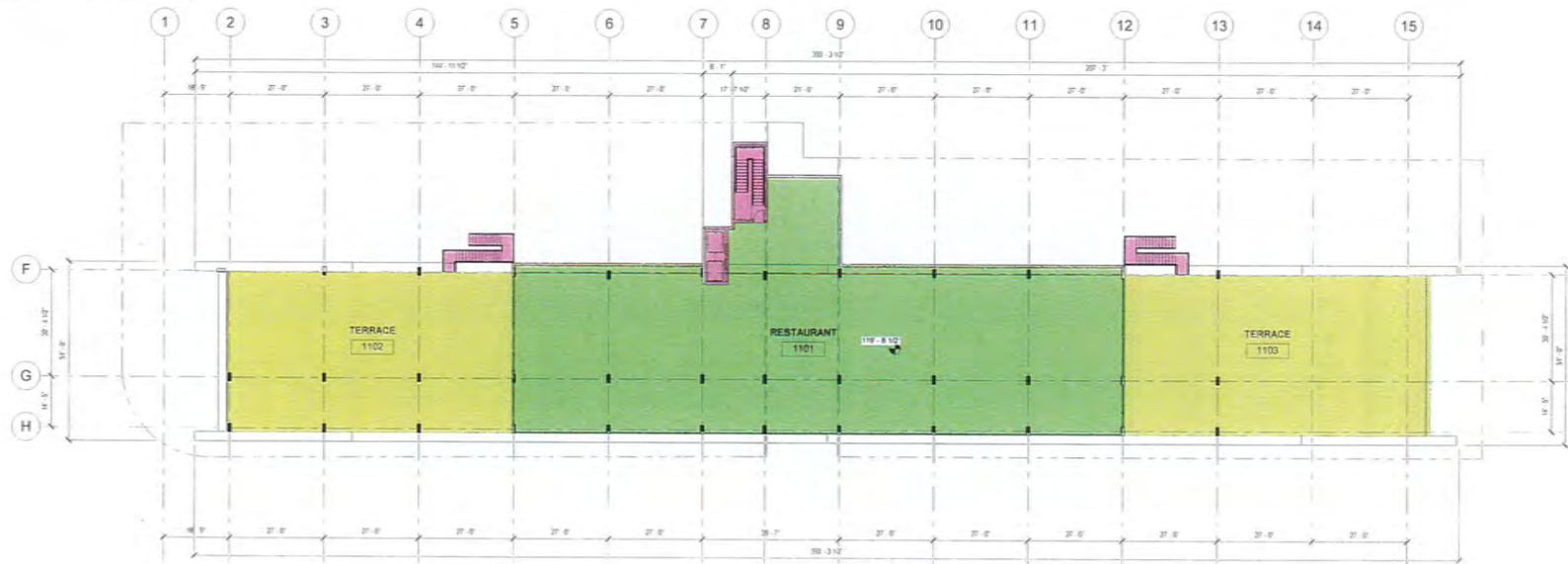
4601 and 4649 NW 36TH STREET MIAMI SPRINGS FL, 33166

LEGEND

RESTAURANT: 9,083 S.F.

TERRACE: 7,685 S.F.

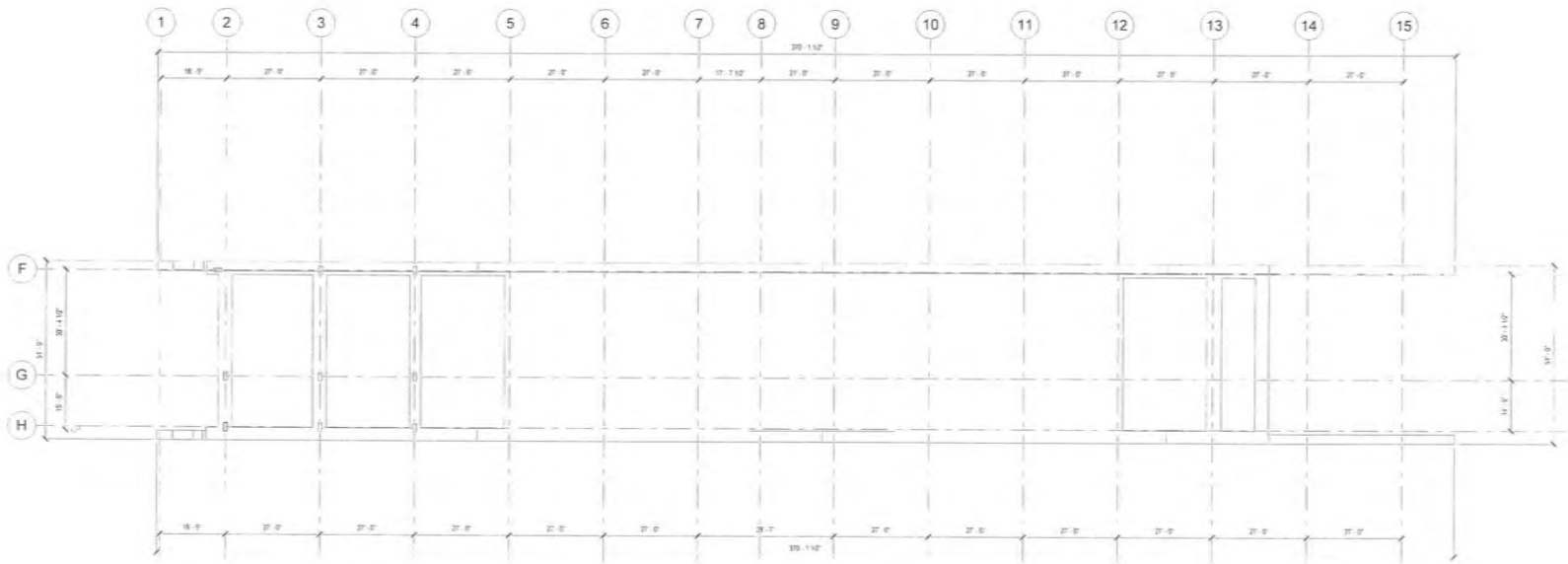
CIRCULATION: 618 S.F.



RESTAURANT
1/16" = 1'-0"

OLIVA OFFICE BUILDING

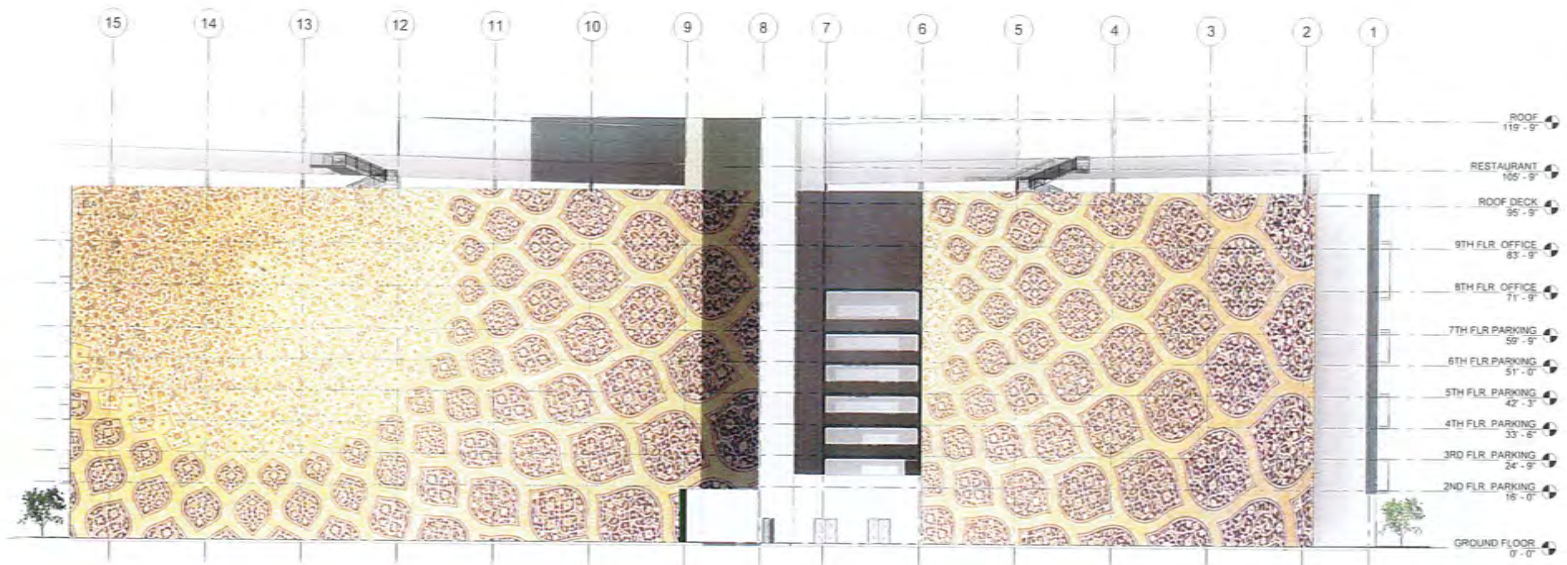
4601 and 4649 NW 36TH STREET MIAMI SPRINGS FL, 33166



ROOF
1/16" = 1'-0"

OLIVA OFFICE BUILDING

4601 and 4649 NW 36TH STREET MIAMI SPRINGS FL, 33166



COLOR PALETTE
 AMERICAN WHITE 2112-70
 PINKS PEAK GRAY 2127-00

NORTH ELEVATION
 1/16" = 1'-0"



SOUTH ELEVATION
 1/16" = 1'-0"

OLIVA OFFICE BUILDING
 4601 and 4649 NW 36TH STREET MIAMI SPRINGS FL, 33166



WEST ELEVATION
1/16" = 1'-0"

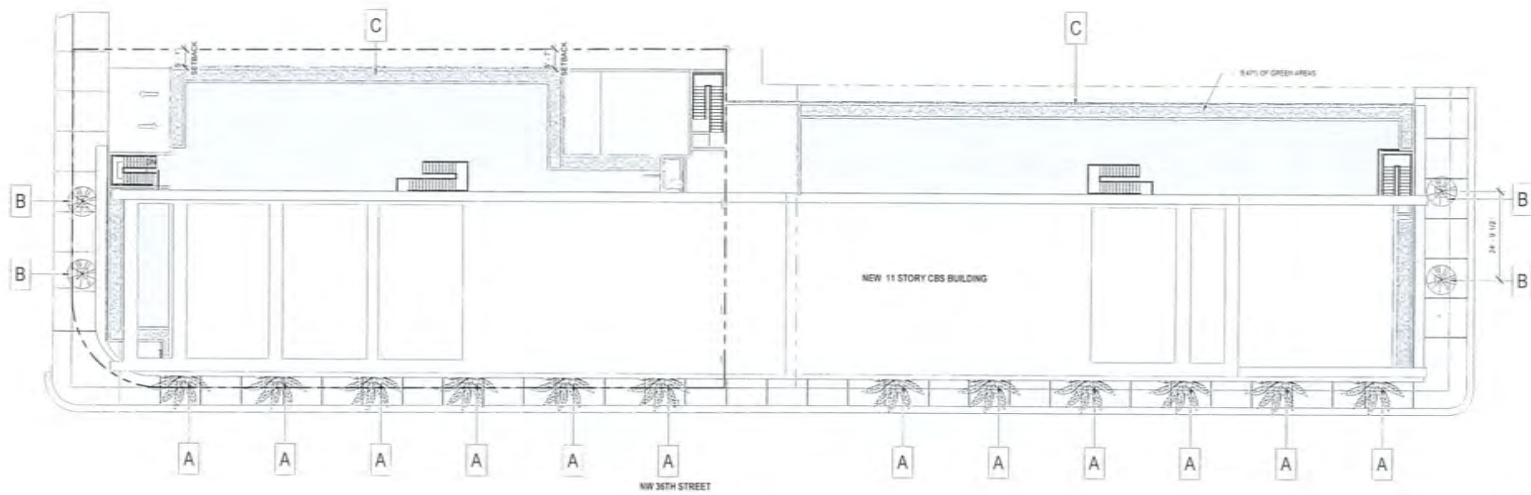


EAST ELEVATION
1/16" = 1'-0"

OLIVA OFFICE BUILDING

4601 and 4649 NW 36TH STREET MIAMI SPRINGS FL,33166





LANDSCAPE PLAN
1/16" = 1'-0"



PHOENIX SYLVESTRIS - SYLVESTER PALM



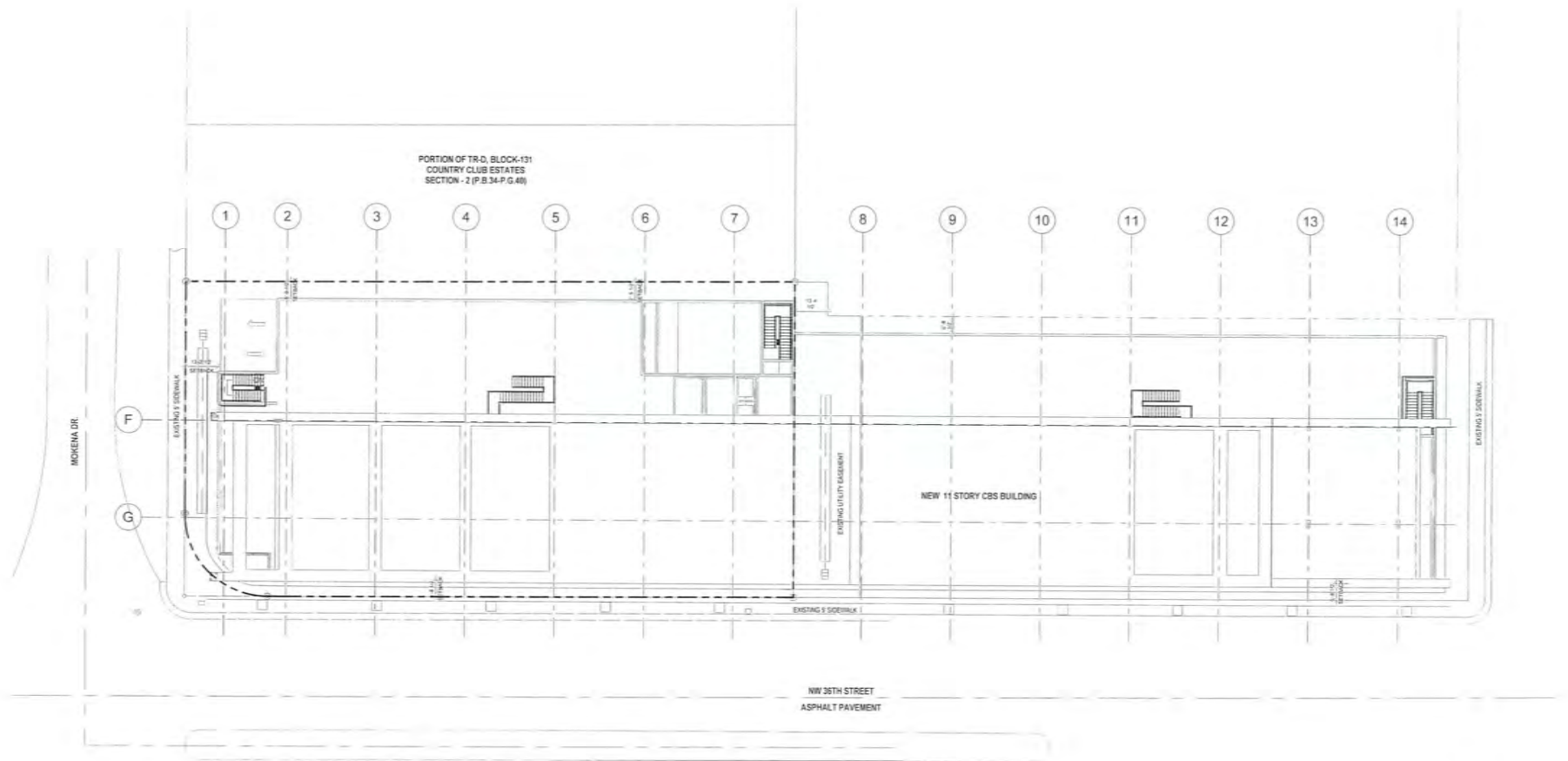
BURSERA SIMARUBA - GUMBO LIMBO



PODOCARPUS MACROPHYLLUS

OLIVA OFFICE BUILDING

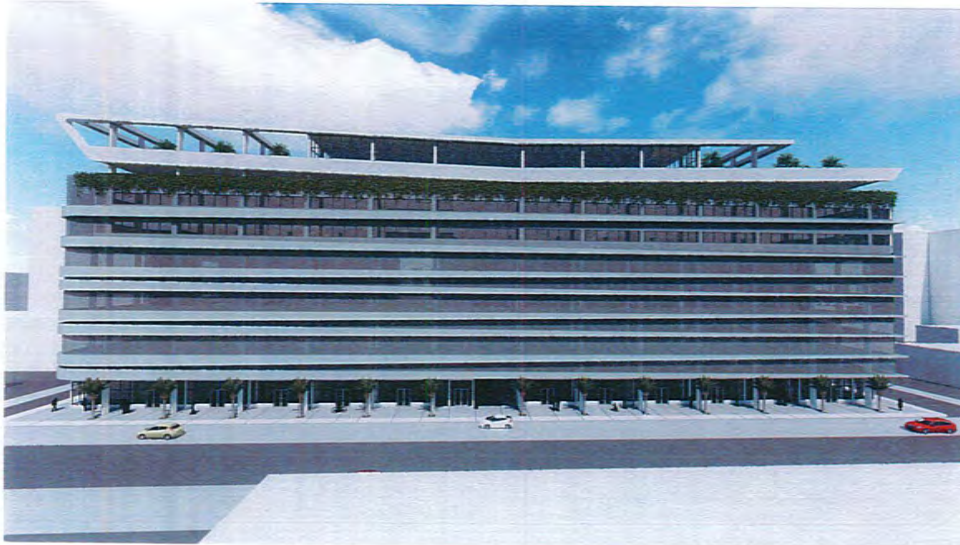
4601 and 4649 NW 36TH STREET MIAMI SPRINGS FL, 33166



CIVIL PLAN
1" = 20' - 0"

OLIVA OFFICE BUILDING

4601 and 4649 NW 36TH STREET MIAMI SPRINGS FL, 33166



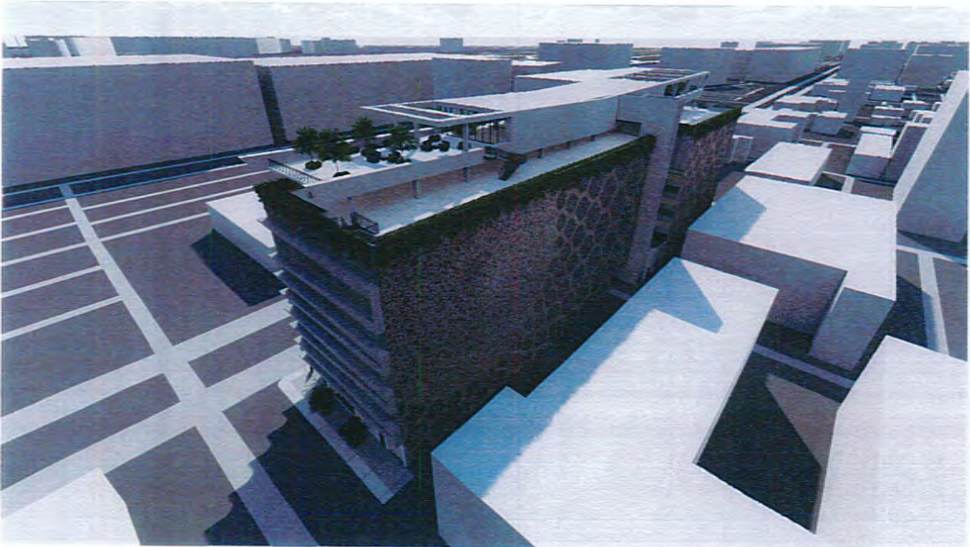
OLIVA OFFICE BUILDING

4601 and 4649 NW 36TH STREET MIAMI SPRINGS FL, 33166



OLIVA OFFICE BUILDING

4601 and 4649 NW 36TH STREET MIAMI SPRINGS FL, 33166



OLIVA OFFICE BUILDING

4601 and 4649 NW 36TH STREET MIAMI SPRINGS FL, 33166

EXISTING CONDITIONS



OLIVA OFFICE BUILDING

4601 and 4649 NW 36TH STREET MIAMI SPRINGS FL, 33166

EXISTING CONDITIONS



OLIVA OFFICE BUILDING

4601 and 4649 NW 36TH STREET MIAMI SPRINGS FL, 33166

RESOLUTION NO. R2020-001

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA, APPROVING A DEVELOPMENT ORDER FOR THE PROJECT AT 4601-4649 NW 36TH STREET TO INCREASE THE HEIGHT OF THE TOP FLOOR OF A PREVIOUS APPROVED MIXED-USE DEVELOPMENT PROJECT BY EIGHT FEET NINE INCHES (8' 9"); PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Mr. Juan Carlos Oliva (the "Applicant") is the Managing Member of 4649 NW 36 STREET, LLC and 4601 NW 36 STREET, LLC, which is each the corresponding owner of the properties located at 4649 NW 36th Street and 4601 NW 36th Street, respectively (collectively, the "Properties"); and

WHEREAS, the Applicant submitted applications to the City of Miami Springs (the "City") for alley vacation and site plan review, in order to construct an eleven story, 292,194 square-foot mixed used project (the "Project") on the Properties and over the alley adjacent and between the Properties, which comprise a unified parcel of 34,037 square feet; and

WHEREAS, at a Regular Council Meeting held on June 24, 2019, the City Council approved the vacation of the alley located adjacent to and between the Properties with certain conditions in order to facilitate the development of the Project; and

WHEREAS, at a Regular Council Meeting held on June 24, 2019, the City Council held a duly noticed public hearing to consider the Site Plan; and

WHEREAS, following the approvals, the Applicant submitted an application to the City for a variance to increase the height of the final finished floor by eight feet nine inches (8'9") to more appropriately house the restaurant/retail use for which the space was intended; and

WHEREAS, on January 6, 2020, the Board of Adjustment recommended in favor of this project under Case No. 07-V-19, site plan approval and variance for the applicant's proposed project subject to several conditions; and,

WHEREAS, on January 13, 2020 the City Council held a duly noticed hearing on the Application.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are confirmed, adopted, and incorporated herein and made a part hereof by this reference.

Section 2. Decision. The Variances requested by the Application to increase the maximum height of the project, and the height of the last finished floor of the building, by eight feet nine inches (8' 9"), thereby modifying the Site Plan for the Project accordingly, is hereby approved/denied. Approval is subject to the following/Denial is for the following reasons:

1. Plans for the Project shall substantially comply with those submitted, as follow:
 - Survey for 4601 NW 36th St, by E Lopez PSM, dated, signed and sealed March 25, 2019.
 - Survey for 4649 NW 36th St, by E Lopez PSM, dated, signed and sealed March 22, 2019.
 - Survey for alley, by E Lopez PSM, dated, signed and sealed March 22, 2019.
 - Survey for 4601& 4649 NW 36th St & Alley, by E Lopez PSM, dated, signed and sealed March 22, 2019.
 - Sheet PD-1, Paving and Drainage Plan, by MKDA FL., dated September 9, 2019.
 - Sheet PD-2, Paving and Drainage Details, by MKDA FL., dated September 9, 2019.
 - Sheet SWPPP, Storm Water Pollution Prevention Plan, by MKDA FL., dated September 9, 2019.
 - Site plan, by MKDA FL, signed and sealed by Jorge Pernas, dated November 8, 2019
 - Ground Floor, by MKDA FL, signed and sealed by Jorge Pernas, dated November 8, 2019
 - Second Floor, by MKDA FL, signed and sealed by Jorge Pernas, dated November 8, 2019
 - Third to Sixth Floor, by MKDA FL, signed and sealed by Jorge Pernas, dated November 8, 2019

- Seventh Floor, by MKDA FL, signed and sealed by Jorge Pernas, dated November 8, 2019
- Eighth Floor, by MKDA FL, signed and sealed by Jorge Pernas, dated November 8, 2019
- Ninth Floor, by MKDA FL, signed and sealed by Jorge Pernas, dated November 8, 2019
- Mechanical Deck, by MKDA FL, signed and sealed by Jorge Pernas, dated November 8, 2019
- Restaurant, by MKDA FL, signed and sealed by Jorge Pernas, dated November 8, 2019
- Roof, by MKDA FL, signed and sealed by Jorge Pernas, dated November 8, 2019
- South & North Elevation, by MKDA FL, signed and sealed by Jorge Pernas, dated November 8, 2019
- West & East Elevation, by MKDA FL, signed and sealed by Jorge Pernas, dated November 8, 2019
- Landscape Plan, by MKDA FL, signed and sealed by Jorge Pernas, dated November 8, 2019

2. Any variances granted by the City Council shall be null and void if the applicant does not obtain a building permit and commence construction within one year of the date of the granting of the variance. If unusual circumstances exist, the variance may be extended by the City Council for an additional six-month period. No extensions beyond the time periods specified above are authorized.

3. If approved, the final order, including any conditions upon which the approval is granted shall be incorporated on a cover sheet of the plans submitted for building permit.

4. The additional height shall be added to the top floor of the building only.

Substantial compliance shall be at the sole determination of the City.

Section 3. Implementation. The City Manager, City Attorney, and City Clerk are hereby authorized to take such further action as may be necessary to implement the purpose and provisions of this Resolution.


Section 4. Effective Date. This Resolution shall become effective immediately upon adoption.

The foregoing Resolution was offered by Councilman Best who moved its adoption. The motion was seconded by Councilman Petralanda and upon being put to a vote, the vote was as follows:

Councilman Bob Best	YES
Councilman Jaime Petralanda	YES
Councilwoman Maria Puente Mitchell	YES
Councilwoman Mara Zapata	YES
Mayor Billy Bain	YES


PASSED AND ADOPTED this 13th day of January, 2020.

ATTEST:


ERIKA GONZALEZ-SANTAMARIA
CITY CLERK



APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF MIAMI SPRINGS ONLY:


WEISS, SEROTA, HELFMAN, COLE & BIERMAN, P.L.
CITY ATTORNEY

RESOLUTION NO. R2021 – 003

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA, APPROVING A TENTATIVE PLAT APPLICATION FOR 4601 NW 36 STREET, LLC FOR PROPERTY LOCATED AT 4601-4649 NW 36TH STREET (FOLIO NO. 05-3119-010-4040); PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, consistent with the requirements set forth in the City of Miami Springs' (the "City") Code of Ordinances (the "Code"), 4601 NW 36 Street, LLC (the "Applicant") has submitted a tentative plat application (the "Application") pertaining to the property located at 4601-4649 NW 36th Street (Folio No. 05-3119-010-4040) as further legally described on comprehensive Exhibit "A" attached hereto and incorporated herein (the "Property"); and

WHEREAS, City staff reviewed the Application and recommends approval with conditions which must be satisfied prior to final plat approval; and

WHEREAS, on May 3, 2021, the City's Zoning and Planning Board conducted a public hearing and recommended approval of the Application; and

WHEREAS, public notice was provided in accordance with law; and

WHEREAS, after a duly noticed public hearing, the City Council finds that the Application meets the requirements of the City Code and finds that the Application is consistent with the City's Land Development Regulations and Comprehensive Plan; and

WHEREAS, the City Council finds that this Resolution is in the best interest and welfare of the citizens of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are true and correct and are incorporated herein by this reference.

Section 2. Approval. The City Council, after a duly noticed public hearing, hereby approves the Application in substantially the form attached hereto as Exhibit "B," subject to the satisfaction of all conditions listed in Section 3 herein, and finds that it meets the approval criteria set forth in the City Code.

Section 3. Conditions. The approval granted in Section 2 of this Resolution is subject to compliance with the following conditions, which the Applicant stipulated and

agreed to at the public hearing and agrees to comply with and/or satisfy prior to final plat approval:

- a. That the plans shall be in substantial compliance with the following, which are attached hereto and incorporated herein as comprehensive Exhibit "C":
 - i. Sheet 1 of 2, Legal Description, Surveyor's Notes and Location Map, dated, signed, and sealed by Omar Armenteros, PSM, December 22, 2020; and
 - ii. Sheet 2 of 2, Sketch of Survey and Geometry, dated, signed, and sealed by Omar Armenteros, PSM, December 22, 2020.

Section 4. Violations. Failure to adhere to the terms of this approval shall be considered a violation of the City Code. Penalties for such violation shall be as prescribed by the City Code, which include, but are not limited to, the revocation of the approval granted by this Resolution.

Section 5. Effective Date. This Resolution shall become effective immediately upon adoption.

The foregoing Resolution was offered by Councilman Fajet who moved its adoption. The motion was seconded by Vice Mayor Best and upon being put to a vote, the vote was as follows:

Vice Mayor Bob Best	<u>YES</u>
Councilwoman Jacky Bravo	<u>YES</u>
Councilwoman Dr. Walter Fajet	<u>YES</u>
Councilman Dr. Victor Vazquez	<u>YES</u>
Mayor Maria Puente Mitchell	<u>YES</u>

PASSED AND ADOPTED this 24th day of May, 2021.



MARIA PUENTE MITCHELL
MAYOR

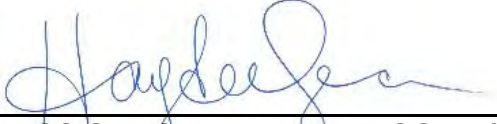
ATTEST:



ERIKA GONZALEZ, MMC
CITY CLERK



APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF MIAMI SPRINGS ONLY:

A handwritten signature in blue ink, appearing to read "Hayden", written over a horizontal line.

WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.
CITY ATTORNEY

EXHIBIT A

Legal Descriptions

Legal Description for 4601 NW 36 Street:

Tract "A", less the West 4 feet thereof, Block 131, REVISED PLAT OF, PORTION OF, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded Plat Book 34, Page 40, Public Records of Miami-Dade County, Florida, formerly known as Lot 14, less the West 4 feet thereof, Block 131, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, Page 79, Public Records of Miami-Dade County, Florida, AND Lot 13, less the West 4 feet and less the South 15 feet thereof, Block 131, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, Page 79, Public Records of Miami-Dade County, Florida.

Legal Description for 4649 NW 36 Street:

THE NORTH 95.12 FEET OF THE SOUTH 110.12 FEET OF TRACT D, BLOCK 131, OF REVISED PLAT OF, PORTION OF, SECTION-2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; FORMERLY KNOWN AS LOT 11 AND THE NORTH 45.12 FEET OF LOT 12, BLOCK 131, COUNTRY CLUB ESTATES, SECTION 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, AT PAGE 79, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LESS THE FOLLOWING:

BEGIN AT A POINT ON THE WEST LINE OF SAID TRACT D, BLOCK 131, WHICH LIES 15 FEET NORTH OF THE S.W. CORNER OF SAID TRACT D, THENCE PROCEED NORTH 0 DEGREES 12 MINUTES 40 SECONDS EAST ALONG THE SAID WEST LINE OF TRACT D, FOR A DISTANCE OF 25.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE PROCEED SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 90 DEGREES 12 MINUTES 40 SECONDS FOR A DISTANCE OF 39.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE ON A LINE 15 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID TRACT D; THENCE PROCEED WEST ALONG SAID LINE 15 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF TRACT D FOR A DISTANCE OF 25.09 FEET TO THE POINT OF BEGINNING.

ALSO LESS THE FOLLOWING:

ALL THAT PARCEL OR STRIP OF LAND SITUATE, LYING AND BEING IN SECTION 19, TOWNSHIP 53 SOUTH, RANGE 41 EAST, CITY OF MIAMI SPRINGS, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 4.00 FEET OF THE NORTH 95.12 FEET OF THE SOUTH 110.12 FEET OF TRACT D IN BLOCK 131 OF REVISED PLAT OF, PORTION OF, SECTION-2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34 AT PAGE 40 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. (PER OFFICIAL RECORDS BOOK 19081, PAGE 2928)

EXHIBIT C

- I. Sheet 1 of 2, Legal Description, Surveyor's Notes and Location Map, dated, signed, and sealed by Omar Armenteros, PSM, December 22, 2020; and

TENTATIVE PLAT OF "OLIVA'S SUBDIVISION"

A PORTION OF TRACT 7-1, AND A PORTION OF TRACT 8, BLOCK 10, WITH PORTIONS OF PLAT 1000 AND PLAT 1001, IN THE PUBLIC RECORDS OF HAVANA COUNTY, FLORIDA, AS SHOWN ON THE PLAT OF TRACT 7-1, AND A PORTION OF TRACT 8, BLOCK 10, WITH PORTIONS OF PLAT 1000 AND PLAT 1001, IN THE PUBLIC RECORDS OF HAVANA COUNTY, FLORIDA.

LOCATION MAP
PORTION OF THE SUBDIVISION OF SECTION 19
HAVANA COUNTY, FLORIDA
(SCALE: 1" = 100')

DEVELOPMENT CERTIFICATE TABLE

TYPE OF INSTRUMENT	DATE
PLAT	12/22/2020
PLAT	12/22/2020
PLAT	12/22/2020
PLAT	12/22/2020

LEGAL DESCRIPTION:

SECTION 19, TOWNSHIP 28S, RANGE 20E, PALM BEACH MERIDIAN, HAVANA COUNTY, FLORIDA, BEING A PORTION OF TRACT 7-1, AND A PORTION OF TRACT 8, BLOCK 10, WITH PORTIONS OF PLAT 1000 AND PLAT 1001, IN THE PUBLIC RECORDS OF HAVANA COUNTY, FLORIDA, AS SHOWN ON THE PLAT OF TRACT 7-1, AND A PORTION OF TRACT 8, BLOCK 10, WITH PORTIONS OF PLAT 1000 AND PLAT 1001, IN THE PUBLIC RECORDS OF HAVANA COUNTY, FLORIDA.

DEVELOPMENT INFORMATION:

OWNER: MRS. M. M. ARMENTEROS
 ADDRESS: 10000 N.W. 10TH AVE., SUITE 100
 MIAMI, FL 33157
 PHONE: (305) 555-1234
 EMAIL: oarmenteros@psm.com

CONTACT PERSON INFORMATION:

NAME: OMAR ARMENTEROS
 TITLE: SURVEYOR
 ADDRESS: 10000 N.W. 10TH AVE., SUITE 100
 MIAMI, FL 33157
 PHONE: (305) 555-1234
 EMAIL: oarmenteros@psm.com

DEVELOPMENT CERTIFICATE:

I, the undersigned, being duly qualified and sworn as a Surveyor, do hereby certify that the above described property is the same as that shown on the plat of Tract 7-1, and a portion of Tract 8, Block 10, with portions of Plat 1000 and Plat 1001, in the Public Records of Havana County, Florida, as shown on the plat of Tract 7-1, and a portion of Tract 8, Block 10, with portions of Plat 1000 and Plat 1001, in the Public Records of Havana County, Florida.

DATED: 12/22/2020
 SURVEYOR: OMAR ARMENTEROS, PSM

SURVEYOR'S NOTES:

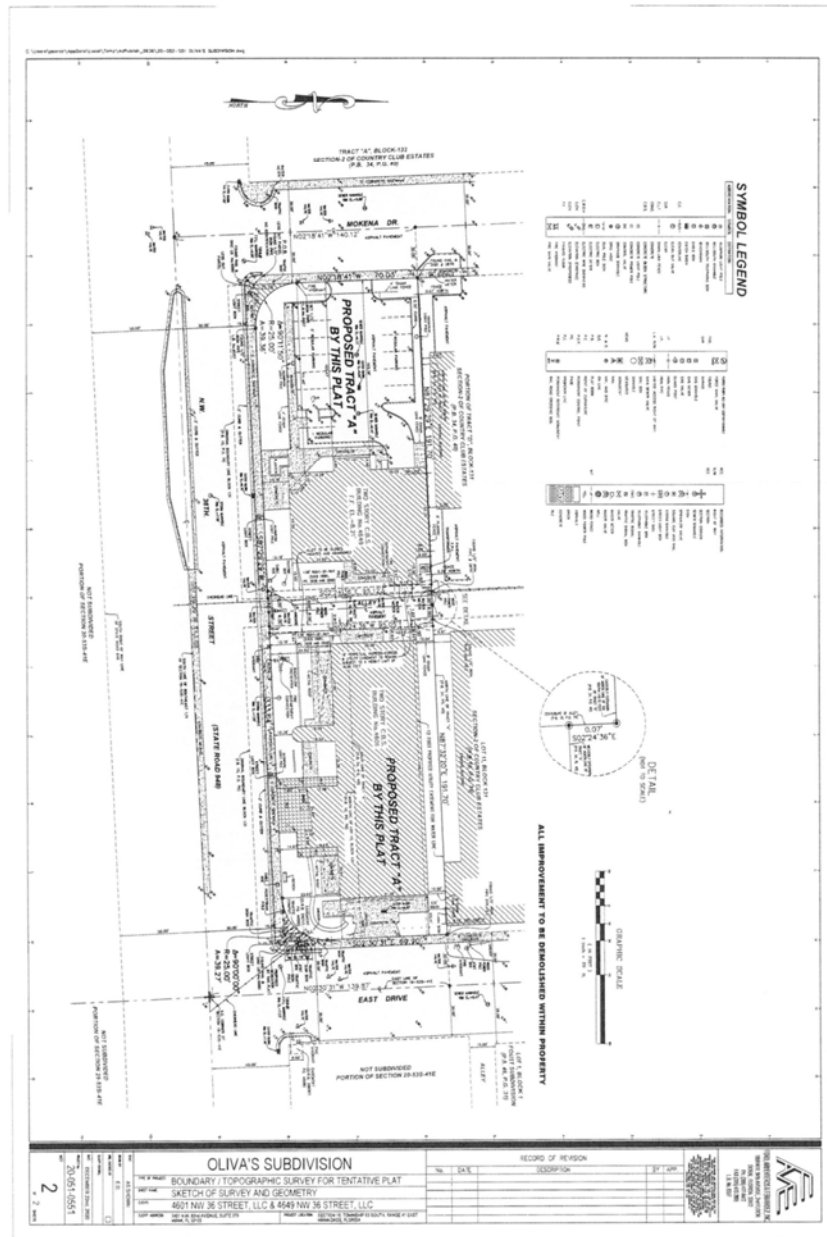
1. The above described property is the same as that shown on the plat of Tract 7-1, and a portion of Tract 8, Block 10, with portions of Plat 1000 and Plat 1001, in the Public Records of Havana County, Florida, as shown on the plat of Tract 7-1, and a portion of Tract 8, Block 10, with portions of Plat 1000 and Plat 1001, in the Public Records of Havana County, Florida.

2. The above described property is the same as that shown on the plat of Tract 7-1, and a portion of Tract 8, Block 10, with portions of Plat 1000 and Plat 1001, in the Public Records of Havana County, Florida, as shown on the plat of Tract 7-1, and a portion of Tract 8, Block 10, with portions of Plat 1000 and Plat 1001, in the Public Records of Havana County, Florida.

CLIVA'S SUBDIVISION

CLIVA'S SUBDIVISION
 CLIVA'S SUBDIVISION
 CLIVA'S SUBDIVISION

II. Sheet 2 of 2, Sketch of Survey and Geometry, dated, signed, and sealed by Omar Armenteros, PSM, December 22, 2020.





AGENDA MEMORANDUM

Meeting Date: August 28, 2023

To: The Honorable Mayor Maria Puente Mitchell and Members of the City Council

Via: Tammy Romero, Interim City Manager

From: Armando Guzman, Chief of Police

Subject: LETF Purchase – MSPD Rental Car Program

Recommendation: Recommendation by the Police Department that Council authorize the issuance of a Purchase Order to Royal Rent-A-Car Systems of Florida, Inc. for undercover/unmarked police vehicle rentals in an amount not to exceed \$41,359.11 utilizing the terms and conditions of the competitively awarded Miami-Dade County Contract No. FB-01293 pursuant to Section 31-11(E)(5) of the City Code. Purchase of the undercover/unmarked police vehicle rentals shall be funded using Police Law Enforcement Trust Funds, as funds are projected for Fiscal Year 2023-24 Budget.

Discussion/Analysis: On April 25, 2022 council approved a purchase order to Enterprise Leasing Company of Florida, LLC, utilizing Southeast Florida Governmental Purchasing Cooperative Group’s Bid No. 17-C-053, Undercover Vehicle Rental Services for SE FL Governmental Purchasing Cooperative Group, for the monthly rental of four vehicles for a 16-month period, for \$3,119.75 a month, valid through 8/31/2023. Before this council approval, staff had utilized Royal Rent-A-Car Systems of Florida in the past for many years. The change to Enterprise Leasing Company last fiscal year was made after Royal Rent-A-Car Systems advised the Police Department that prices would be increasing approximately 30% from their current rates at the time, making the lesser rates at Enterprise Leasing Company of Florida, LLC more fiscally responsible. Nonetheless, the experience with Enterprise Leasing has been less than favorable, with reduced customer service, additional costs associated with adding and removing tints from each vehicle when swapping them in and out for operations, and a limited selection of vehicle types. As the culmination of this current piggyback option approaches, and upon further research, staff found an alternate piggyback option with the Miami-Dade County, Bid No. 8809-0/19, Contract No. FB-01293, Vehicle Rental Services, valid through 3/31/2025.

Staff believes it is in the best interest that the City Council approve the issuance of a Purchase Order to Royal Rent-A-Car Systems of Florida, in which not only will the City be saving a total of \$867.60/per FY based on the new competitive contract rates for both companies per Contract No. FB-01293, but will also be saving \$13,882.68/per FY by renting three vehicles instead of four with the new rates, when switching vendors from Enterprise Leasing Company of Florida, LLC back to Royal Rent-A-Car Systems. After comparing the department’s experience with both companies, staff believes Royal Rent-A-Car can better fulfil the needs of the Officers and their civic duties. See attached resolution, roadmap, bid memo, and packets for awarded County Contract - FB-01293.

Federal Statute: Civil Asset Forfeiture reform Act, PL 106-185.

Submission Date and Time: 8/23/2023 5:11 PM

<p style="text-align: center;"><u>Submitted by:</u></p> <p>Department: <u>Police Department</u></p> <p>Prepared by: <u>Ariadna Quintana</u></p> <p>Attachments: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Budgeted/Funded <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p style="text-align: center;"><u>Approved by (sign as applicable):</u></p> <p>Dept. Head: _____</p> <p>Procurement: _____</p> <p>Asst. City Mgr.: _____</p> <p>City Manager: _____</p>	<p style="text-align: center;"><u>Funding:</u></p> <p style="text-align: center;">Law Enforcement Trust Funds</p> <p>Dept./ Desc.: <u>Rentals & Leases</u></p> <p>Account No.: <u>650-2010-521.44-00</u></p> <p>Additional Funding: <u>N/A</u></p> <p style="text-align: right;">FY22/23</p> <p>Amount previously approved: \$ <u>49,916.00</u></p> <p style="text-align: right;">FY23/24</p> <p>Current request: \$ <u>41,359.11</u></p> <p style="text-align: right;">Total vendor amount: \$ <u>41,359.11</u></p>
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RESOLUTION NO. 2023-____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA, APPROVING THE ISSUANCE OF A PURCHASE ORDER FOR RENTAL OF UNDERCOVER/UNMARKED POLICE VEHICLES TO ROYAL RENT-A-CAR SYSTEMS OF FLORIDA, INC. IN AN AMOUNT NOT TO EXCEED \$41,359.11 BY UTILIZING THE TERMS AND CONDITIONS OF MIAMI-DADE COUNTY CONTRACT NO. FB-01293 PURSUANT TO SECTION 31-11(E)(5) OF THE CITY CODE; PROVIDING FOR AUTHORIZATION; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Miami Springs (the “City”) Police Department is in need of renting vehicles on a monthly basis for use as undercover/unmarked police vehicles (“Services”) to protect the safety of the City’s residents and visitors and to facilitate the provision of day-to-day operations of the City’s Police Department; and

WHEREAS, the City Council desires to authorize the rental of three vehicles on a monthly basis for the month of September 2023 and for fiscal year 2023-24 for the City’s Police Department in an amount not to exceed \$41,359.11 (collectively, the “Police Vehicle Rentals”); and

WHEREAS, Miami-Dade County (the “County”) issued an Invitation to Bid for the Services and adopted Resolution No. R-101-20 competitively awarding County Contract No. FB-01293 (the “County Contract”) to Royal Rent-A-Car Systems of Florida, Inc. (the “Vendor”) for the Services; and

WHEREAS, Section 31-11(E)(5) of the City’s Code of Ordinances (the “Code”) provides that purchases of supplies, materials, or contractual services under the provisions of state or local government, or private sector cooperative purchasing or not-for-profit companies, bids or contracts shall be exempt from the competitive bid requirements otherwise applicable to such purchases; and

WHEREAS, in accordance with Section 31-11(E)(5) of the City’s Code of Ordinances, the City Council seeks to authorize the City Manager to issue a purchase order to the Vendor for the Police Vehicle Rentals consistent with the terms and conditions of the County Contract; and

WHEREAS, the City Council finds that this Resolution is in the best interest and welfare of the residents of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA, AS FOLLOWS:

Section 1. Recitals. That the above recitals are confirmed, adopted, and incorporated herein and made a part hereof by reference.

Section 2. Approval. That pursuant to Section 31-11(E)(5) of the City Code, the City Council hereby approves the purchase of the Police Vehicle Rentals.

Section 3. Authorization. The City Council hereby authorizes the City Manager to issue a purchase order for the Police Vehicle Rentals consistent with the terms and conditions of the County Contract in an amount not to exceed \$41,359.11.

Section 4. Implementation. That the City Manager is authorized to execute any purchase order or required documentation for the purchases described in this Resolution, subject to approval by the Village Attorney as to form and legality, and to take any action that is reasonably necessary to implement the purpose of this Resolution.

Section 5. Effective Date. That this Resolution shall be effective immediately upon adoption.

The foregoing Resolution was offered by _____ who moved its adoption. The motion was seconded by _____ and upon being put to a vote, the vote was as follows:

Vice Mayor Jorge Santin	_____
Councilmember Jacky Bravo	_____
Councilmember Dr. Victor Vazquez, Ph.D.	_____
Councilmember Dr. Walter Fajet, Ph.D.	_____
Mayor Maria Puente Mitchell	_____

PASSED AND ADOPTED this 28th day of August, 2023.

ATTEST:

MARIA PUENTE MITCHELL
MAYOR

ERIKA GONZALEZ, MMC

CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF MIAMI SPRINGS ONLY:

WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.
CITY ATTORNEY

Memorandum

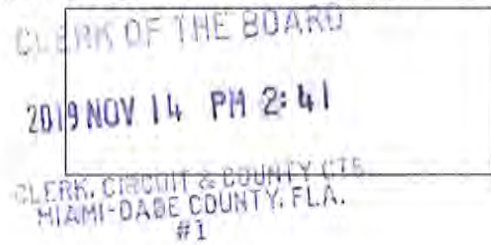
MIAMI-DADE
COUNTY

Date:

To: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Subject: Recommendation for Approval to Award FB-01293, Vehicle Rental Services



Recommendation

It is recommended that the Board of County Commissioners (Board) approve a competitive contract award, *Contract No. FB-01293, Vehicle Rental Services*, for multiple County Departments. The contract will provide vehicle rental services for various vehicle classifications, including compact, economy, full sized sedans and sport utility vehicles, pickup trucks and vans as needed, on a daily, weekly, monthly or bi-annual basis. On February 2, 2015, the Board, through Resolution No. R-101-15, awarded the current contract 8809-0/19, Vehicle Rental Services for a five-year term.

Through this replacement contract, the awarded vendors will provide the County with vehicle rental services which are critical to the daily operations for multiple departments. Examples include:

- 1) The Police Department rents varying vehicle models for undercover operations.
- 2) The Parks, Recreation and Open Spaces Department typically leases vans during the summer to transport children to and from field trips or for special events such as the Great Parks Summit and Junior Olympics.
- 3) The Department of Transportation and Public Works has historically leased vehicles for its 12 divisions as a means of temporarily meeting vehicle needs, and is reliant on these services until such time as permanent vehicles are received in inventory.
- 4) The Miami-Dade Corrections and Rehabilitation Department uses this contract for rental vehicles on an as needed basis. Rental units are needed when vehicles are unavailable, beyond repair, or as a bridge when new replacement vehicles are procured and awaiting delivery. Specifically, the department rents cargo vans, SUVs, and sedans necessary for the operations of the department.
- 5) The Public Housing and Community Development Department rents passenger vans to drop off temporary hires (Maintenance Repairers) for ongoing maintenance support for Public Housing daily operations and vacancy preparations.
- 6) The Water and Sewer Department uses this contract for rental vehicles on an as needed basis. Rental units are needed when vehicles are unavailable in WASD's Fleet, beyond repair, or as a bridge when new replacement vehicles are procured and awaiting delivery.

This replacement solicitation was advertised under full and open competition on September 19, 2019. Two responses were received from local vendors and both are being recommended for award. Upon advertisement, 2,492 vendors were notified, of which 10 were identified and invited to participate in this solicitation as a result of outreach efforts by staff.

This item is placed for Board review pursuant to Miami-Dade County Code Section 29-124(f). The Board may only consider this item if the Citizens' Independent Transportation Trust (CITT) has forwarded a recommendation to the Board prior to the date scheduled for Board consideration or 45 days have

elapsed since the issuance of this recommendation. If CITT has not forwarded a recommendation and 45 days have not elapsed since the issuance of this recommendation, a withdrawal of this item will be requested.

Scope

The scope of this item is countywide in nature.

Fiscal Impact/Funding Source

The fiscal impact for the five-year term is \$28,314,600. The current contract, 8809-0/19, is valued at \$28,569,000 for a five-year, three-month term and expires on May 28, 2020. The allocation under the replacement contract is slightly lower than the cumulative allocation of the current contract based on the departments' projected usage.

Department	Allocation	Funding Source	Contract Manager
Clerk's Office	\$150,000	Clerk Revenue	Charis Lubeck
Community Action and Human Services	\$25,000	General Fund / Federal Funds	Richard Signori
Corrections and Rehabilitation	\$750,000	General Fund	Zuleika Davidson
Elections	\$553,800	General Fund	Michael Martinez
Fire Rescue	\$130,000	Fire District Funds	Marianela Betancourt
Information Technology	\$162,000	Internal Service Funds	Yuly Chaux-Ramirez
Internal Services	\$425,000	Internal Service Funds	Rey Llerena
Parks, Recreation and Open Spaces	\$3,932,600	General Fund	Tametria Harris
Police	\$16,864,000	General Fund	Laura Romano
PortMiami	\$523,200	Proprietary Funds	Gyselle Pino
Public Housing and Community Development	\$350,000	Federal Funds	Indira Rajkumar-Futch
Regulatory and Economic Resources	\$200,000	Proprietary Funds	Manuel Blanco
Solid Waste Management	\$75,000	Proprietary and General Funds	Karina Careaga
Transportation and Public Works	\$2,500,000	DTPW Operating	Angela Mathews-Tranumn
Water and Sewer	\$1,674,000	Proprietary Funds	Fred Taylor
Total:	\$28,314,600		

Track Record/Monitor

Vanessa Stroman of the Internal Services Department is the Procurement Contracting Manager.

Delegated Authority

Upon Board approval, the County Mayor or County Mayor's designee will have the authority to exercise all provisions of the contract, including any cancellation or extension provisions, pursuant to Section 2-8.1 of the County Code and Implementing Order 3-38.

Vendors Recommended for Award

The County advertised an Invitation to Bid under full and open competition. Upon advertisement, 2,492 vendors were notified, including 10 that were invited via email as a result of the outreach efforts by staff. Nine vendors downloaded the bid packet, and two bid submittals were received in response to the solicitation. Both vendors have local addresses and are being recommended for award for all vehicle classifications based on price.

Vendor	Principal Address	Local Address*	Number of Employee Residents	Principal
			1) Miami-Dade 2) Percentage*	
Enterprise Leasing Company of Florida, LLC	5105 Johnson Road Coconut Creek, FL	14000 SW 119 Street, Miami, FL	765	Rick A. Short
			35%	
Royal Rent A Car Systems of Florida, Inc.	3650 NW South River Drive, Miami, FL	Same	38	Ismael Perera
			76%	

*Provided pursuant to Resolution No. R-1011-15. Percentage of employee residents is the percentage of vendor's employees who reside in Miami-Dade County as compared to the vendor's total workforce.


Due Diligence

Pursuant to Resolution No. R-187-12, due diligence was conducted in accordance with the Internal Services Department's Procurement Guidelines to determine vendor responsibility, including verifying corporate status and that there are no performance and compliance issues. The lists referenced included convicted vendors, debarred vendors, delinquent contractors, suspended vendors, and federal excluded parties. There were no adverse findings relating to vendor responsibility.

Pursuant to Resolution No. R-140-15, prior to re-procurement, a full review of the scope of services was conducted to ensure the replacement contract reflects the County's current needs. The review included conducting market research, posting a draft solicitation for industry comment, and holding meetings and drafting sessions with the client departments. This resulted in an expanded scope of services and technical specifications to include current industry standard classifications.

Applicable Ordinances and Contract Measures

- The two percent User Access Program provision applies where permitted by the funding source.
- The Small Business Enterprise Bid Preference and Local Preference were applied where permitted by the funding source.
- The Living Wage does not apply.



 Maurice Kemp
 Deputy Mayor



Contract: FB-01293, Vehicle Rental Services
 Contract Term: 04/01/2020 – 03/31/2025
 Contracting Officer: Katherine Sosa, 305-375-2851
 Email: Katherine.sosa@miamidadecounty.gov

Please note that the vendor, Enterprise Leasing Co. of Florida, has provided information from updates to USDOT Advisories, as part of the Rental Agreement for the passenger van being rented as follows:

RENTAL AGREEMENT ADDENDUM: RESTRICTED USE OF PASSENGER VANS WITH SEATING FOR OVER 10 OCCUPANTS

Renter understands and agrees:

- (1) The van will not be operated or used in Canada.
- (2) The van does not meet Federal Bus Safety Standards and they will not transport children in the 12th grade or younger, other than family members, for school related functions.

U.S. DEPARTMENT OF TRANSPORTATION LARGE VAN ADVISORY:

The risk of a rollover crash in a 15-passenger van dramatically increases as the number of occupants increases to full capacity. Placing a load on the roof also contributes to this increased risk of rollover. These two conditions change the van's center of gravity. As a result, the van has less resistance to rollover and handles differently from other passenger vehicles making it more difficult to control in an emergency situation. Most vehicle rollovers are single vehicle crashes in which the vehicle runs off the road and overturns when it strikes a ditch, embankment, soft soil, or other object.

A. Contract Overview:

This contract shall be utilized to obtain vehicle rental services for Miami-Dade County, as needed, on a daily, weekly, monthly, or bi-annual basis. The awarded vendors shall provide vehicle rental services to County employees who are conducting official County business. This contract is not for personal use by staff. All rental vehicles shall be the most recent model available, in new or like-new appearance, in good operating condition, complete with air bags, air conditioning, automatic transmission, power brakes, power locks, power steering, power windows, radio, radial tires, non-smoking, and have less than 35,000 miles. All rental vehicles must meet all Federal, State and Local vehicle safety standards, codes, ordinances, and/or regulations. This includes, but is not limited to the Department of Transportation (DOT), Federal Motor Vehicle Safety Standards (FMVSS), and the Society of Automotive Engineering (SAE).



PROCUREMENT ROADMAP

B. Awarded Vendors:

Vendor	FEIN & Suffix	Address	Contact Information
Enterprise Leasing Company Of Florida, LLC Use this link to make reservations: https://elink.enterprise.com/en/20/04/miami-dade-county.html Prior to pick-up, email Purchase Order to: MDCReservationRequests@ehi.com	591664426-04	West Kendall: 12394 SW 128 th St. Miami, FL 33186 Miami South: 1100 NW 42 Ave. Miami, FL 33126 Doral West: 2118 NW 107 Ave. Doral, FL 33172 Monday – Friday 7:30am - 6:00pm Saturday - Sunday 9:00am - 1:00pm & Enterprise Roadside Assistance 1-800-307-6666 roadsideassistance@ehi.com	Primary Contact: Dana Sutton, Director Office: 954-354-5108 Cell: 954 909 8248 dana.r.sutton@ehi.com Alternate: Michael Amor 305-477-4799
Royal Rent A Car Systems Of Florida, INC	592334873-02	3650 NW South River Drive Monday – Friday 8:00am - 6:00pm Saturday 8:00am - 2:00pm Sunday – CLOSED 3900 NW 25 Street Monday - Friday 5:00am - 1:00am Saturday – Sunday 5:00am - 1:00am Royal Roadside Assistance Call Greg Serrano	Greg Serrano, Manager, 305-305-1086 (cell) 305-871-3000 (office) gserrano@royalrentacar.com Greg Serrano, Manager, Ismael Perera, President iperera@royalrentacar.com

C. Awarded Pricing:

To ensure availability, award was made to two (2) responsive and responsible bidders; who met the qualification and bid submittal requirements detailed in Section 2.3, based on the lowest fixed rental rates per vehicle classification. County staff shall first issue purchase orders to the awarded vendor with the **lowest fixed rate per required vehicle class**. If the lowest awarded vendor is unable to meet the purchase order requirements, staff may then order from the next lowest awarded vendor offering the same vehicle class required.

Vehicle Classifications:	ENTERPRISE				ROYAL			
	Daily Rate	Weekly Rate	Monthly Rate	Bi-Annual Rate	Daily Rate	Weekly Rate	Monthly Rate	Bi-Annual Rate
Economy (ECAR) Primary is Royal	\$30.80	\$215.58	\$923.91	\$5,543.46	\$27.66	\$193.65	\$829.91	\$4,979.47
Compact (CCAR) Primary is Enterprise	\$30.80	\$215.58	\$923.91	\$5,543.46	\$33.82	\$236.76	\$1,014.69	\$6,088.17
Intermediate (ICAR) Primary is Enterprise	\$32.14	\$224.95	\$964.08	\$5,784.48	\$34.28	\$239.95	\$1,028.35	\$6,170.11
Standard (SCAR) Primary is Royal	\$35.48	\$248.38	\$1,064.51	\$6,387.03	\$35.35	\$247.45	\$1,060.49	\$6,362.93
Full-Size (FCAR) Primary is Royal	\$36.15	\$253.07	\$1,084.59	\$6,507.54	\$35.35	\$247.45	\$1,060.49	\$6,362.93
Std. Convertible (STAR) Primary is Royal	\$41.51	\$290.56	\$1,245.27	\$7,471.62	\$36.15	\$253.07	\$1,084.59	\$6,507.54



PROCUREMENT ROADMAP

Premium (PCAR) Primary is Royal	\$38.83	\$271.82	\$1,164.93	\$6,989.58	\$37.49	\$262.44	\$1,124.76	\$6,748.56
Luxury (LCAR) Primary is Enterprise	\$45.53	\$318.68	\$1,365.78	\$8,194.68	\$52.09	\$364.61	\$1,562.61	\$9,375.68
Compact SUV (CFAR) Primary is Royal	\$43.52	\$304.62	\$1,305.53	\$7,833.15	\$35.35	\$247.45	\$1,060.49	\$6,362.93
Interm. SUV (IFAR) Primary is Royal	\$43.52	\$304.62	\$1,305.53	\$7,833.15	\$35.35	\$247.45	\$1,060.49	\$6,362.93
Standard SUV (SFAR) Primary is Royal	\$44.19	\$309.31	\$1,325.61	\$7,953.66	\$35.35	\$247.45	\$1,060.49	\$6,362.93
Std. SUV 4x4 (SFBR) Primary is Royal	\$44.19	\$309.31	\$1,325.61	\$7,953.66	\$35.35	\$247.45	\$1,060.49	\$6,362.93
Full-Size SUV (FFAR) Primary is Enterprise	\$47.53	\$332.74	\$1,426.04	\$8,556.21	\$50.21	\$351.49	\$1,506.38	\$9,038.25
Full SUV 4x4 (FFBR) Primary is Enterprise	\$47.53	\$332.74	\$1,426.04	\$8,556.21	\$50.21	\$351.49	\$1,506.38	\$9,038.25
Luxury SUV (LFAR) Primary is Enterprise	\$53.56	\$374.92	\$1,606.80	\$9,640.80	\$58.25	\$407.73	\$1,747.40	\$10,484.37
Luxury Premium SUV (PLFAR) Primary is Enterprise	\$54.90	\$384.29	\$1,646.97	\$9,881.82	\$58.25	\$407.73	\$1,747.40	\$10,484.37
Std. Pick-Up (SPAR) Primary is Royal	\$40.17	\$281.19	\$1,205.10	\$7,230.60	\$35.35	\$247.45	\$1,060.49	\$6,362.93
Std. Ext. Cab P/U (SOAR) Primary is Royal	\$40.17	\$281.19	\$1,205.10	\$7,230.60	\$35.35	\$247.45	\$1,060.49	\$6,362.93
Prem. Ext. Cab Full-Size Pick-Up (POAR) Primary is Royal	\$40.17	\$281.19	\$1,205.10	\$7,230.60	\$35.35	\$247.45	\$1,060.49	\$6,362.93
Full-Size Pick-Up (FPAR) Primary is Royal	\$40.84	\$285.88	\$1,225.19	\$7,351.11	\$35.35	\$247.45	\$1,060.49	\$6,362.93
Pass. Minivan (MVAR) Primary is Royal	\$41.51	\$290.56	\$1,245.27	\$7,471.62	\$35.35	\$247.45	\$1,060.49	\$6,362.93
12 Pass. Van (SVAR) Primary is Enterprise	\$46.87	\$328.06	\$1,405.95	\$8,435.70	\$74.98	\$524.89	\$1,680.00	\$10,080.00
15 Passenger Van (OVAR or PVAR) Primary is Enterprise	\$46.87	\$328.06	\$1,405.95	\$8,435.70	\$74.98	\$524.89	\$1,680.00	\$10,080.00
	<u>ENTERPRISE</u>				<u>ROYAL</u>			
Mini Cargo Van (MKAR) Primary is Royal	\$40.17	\$281.19	\$1,205.10	\$7,230.60	\$28.92	\$202.46	\$867.67	\$5,206.03
Cargo Van (RKAR) Primary is Royal	\$40.17	\$281.19	\$1,205.10	\$7,230.60	\$30.26	\$211.83	\$907.84	\$5,447.05
Concession Fee:	\$1.07 per day				N/A			
Federal Excise Fee:	N/A				N/A			
Legislative Fees:	N/A				N/A			
Return Late Fee:	N/A				N/A			
Surcharge:	N/A				N/A			
Refuel Fee:	N/A + EIA Regular Grade Per Gallon Rate				\$4.02 + EIA Regular Grade Per Gallon Rate			
Child Seat:	\$13.32 per day				\$9.31 per day			
GPS:	\$13.32 per day				\$14.66 per day			
Toll Fee	\$5.29 per day/up to \$24.03 mo.+ cost of tolls incurred				\$12.04 + cost of tolls incurred			

D. Indemnification and Insurance:

<http://www.miamidade.gov/procurement/library/boilerplate/general-terms-and-conditions-r19-1.pdf>

The insurance requirements below replace the requirements in Section 1.22 (A) (3).

A. The Bidder shall furnish to the Internal Services Department, Strategic Procurement Division, Certificate (s) of Insurance which indicate that Insurance coverage has been obtained which meets the requirements as outlined below:

3. Automobile Liability Insurance covering all owned, non-owned and hired vehicles used in connection with the work, in an amount not less than \$1,000,000 combined single limit per occurrence for bodily injury and property damage.

All other requirements in Section 1.22 remain unchanged.

E. Contract Instructions:

End Users and Awarded Vendors must read the contract and adhere to the requirements listed within Section 3. The sections listed below explain process and requirements; all end users should become familiar with these sections prior to utilizing the contract.

- 3.3 Acceptance
- 3.4 Accident and Incident Reporting
- 3.5 Additional Insurance
- 3.6 Alternates
- 3.7 Authorization Form / Reservations
- 3.8 Availability
- 3.14 Maintenance
- 3.16 Pickup and Return
- 3.17 Rental Agreement
- 3.18 Replacements
- 3.19 Roadside Assistance
- 3.22 Tolls
- 3.23 Traffic Violations

F. Event Log:

Date	Action or Event	Officer or Associate
04.05.2022	Child Contracts revised to reflect PPI increase of 33.9% for all rates	Katherine Sosa, PCO
06.24.2021	Enterprise provided USDOT updates to legislation regarding 15 passengers in a van	Katherine Sosa, PCO
6.15.2020	Enterprise has created a dedicated email address & web link for easier reservations and coordinated pickups; additional pickup locations also added.	Debra Butler, PCO
3.31.2020	Roadmap and BPO created, and posted to the eProcurement Portal	Debra Butler, PCO



AGENDA MEMORANDUM

Meeting Date: August 28, 2023

To: The Honorable Mayor Maria Puente Mitchell and Members of the City Council

From: Tammy Romero, Interim City Manager

Subject: Group Life Insurance and AD&D Insurance Benefits for the City

Recommendation: Recommendation by staff that Council authorize the award of a three (3) year contract to The Standard Insurance Company, in the amount of \$46,695.00 (for Fiscal Year 2023-2024), after obtaining a minimum of 3 quotes for Group Life Insurance and AD&D Insurance Benefits for the City, as these funds are available in the FY23/24 Budget, pursuant to Section §31-11 (E)(5) of the City Code. For sub sequent Fiscal Years 2024-2025 and 2025-2026 (years two and 3 of the contract), the annual premium will be based on actual enrollment at the time of renewal for active and retired employees.

Discussion/Analysis: The City received our 2023/2024 Annual Renewal Premium rates via One Digital (City’s Employee Benefits Consultant), from UNUM in the amount of \$72,636.00. UNUM is the current carrier for Basic Group Life Insurance and AD&D Insurance Benefits for the City. Their renewal was adjusted with an increase of over \$25K from our current premium of \$47,271.00 with a note on their renewal that stated the adjustments were needed to better align with current costs and risks.

UNUM told us they were doing a total review of their clients in the State of Florida and the policy with the City was underfunded. Therefore, they needed to increase the rates to bring the plan into agreement with their underwriting manual and they felt that the renewal was in line with their underwriting guidelines for the demographics of the City.

Due to the increase, Bob Shafer from One Digital contacted additional carriers and requested quotes from each. Of the carriers contacted, Cigna – New York Life, Guardian and Principal declined to quote our insurance benefits, however, two (2) carriers – MetLife and The Standard did respond. The responses were as the follows:

Carrier Name	UNUM (Current vendor)		MetLife	The Standard
Annual Premium	\$77,248.00	\$47,271	\$52,575.00	\$46,695.00 *
	Renewal	Current Premium		

Not only did The Standard Insurance Company provide annual premiums that were \$ 576.00 lower than our current annual premium at \$47,271, they included an accidental death and dismemberment (AD&D) insurance policy and a rate guarantee of 3 years.

As a result, staff is recommending that Council authorize the award of a three (3) year contract to The Standard Insurance Company for Group Life Insurance and AD&D Insurance Benefits.

RESOLUTION NO. 2023-____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA, SELECTING STANDARD INSURANCE COMPANY FOR THE CITY'S GROUP LIFE AND AD&D INSURANCE COVERAGE FOR EMPLOYEES IN AN AMOUNT NOT TO EXCEED \$46,695.00; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Miami Springs (the "City") is in need of group life and accidental death and dismemberment (AD&D) insurance coverage for employees (the "Services"); and

WHEREAS, the City, through its employee benefits consultant, Digital Insurance LLC d/b/a OneDigital, obtained three proposals for the Services; and

WHEREAS, Standard Insurance Company (the "Contractor") provided the City with the lowest proposal (the "Proposal") for the Services in an amount not to exceed \$46,695.00 annually, which Proposal is attached hereto as Exhibit "A"; and

WHEREAS, the City Council desires to select the Contractor for the Services and authorize the City Manager to negotiate and execute any necessary agreements with the Contractor for the Services consistent with the Contractor's Proposal; and

WHEREAS, the City Council finds that this Resolution is in the best interest and welfare of the residents of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are confirmed, adopted, and incorporated herein and made a part hereof by reference.

Section 2. Selection. That the City Council hereby selects the Contractor for the Services.

Section 3. Authorization. That the City Council hereby authorizes the City Manager to negotiate and execute any necessary agreements with the Contractor consistent with the Contractor's Proposal attached hereto as Exhibit "A," subject to the approval of the City Attorney as to form, content, and legal sufficiency.

Section 4. Effective Date. That this Resolution shall be effective immediately upon adoption.

The foregoing Resolution was offered by _____ who moved its adoption. The motion was seconded by _____ and upon being put to a vote, the vote was as follows:

Vice Mayor Jorge Santin	_____
Councilmember Jacky Bravo	_____
Councilmember Dr. Victor Vazquez, Ph.D.	_____
Councilmember Dr. Walter Fajet, Ph.D.	_____
Mayor Maria Puente Mitchell	_____

PASSED AND ADOPTED this 28th day of August, 2023.

ATTEST:

MARIA PUENTE MITCHELL
MAYOR

ERIKA GONZALEZ, MMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF MIAMI SPRINGS ONLY:

WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.
CITY ATTORNEY



Your Employee Benefits Proposal

Prepared for: City of Miami Springs

Presented by: ONEDIGITAL HEALTH AND BENEFITS - MIAMI

Proposal Prepared on:
August 3, 2023

Life and AD&D Insurance

Proposed Effective Date:
October 1, 2023

Standard Insurance Company





Life and AD&D Insurance

Handling a Life insurance claim takes a special touch. All of our Life benefits employees complete annual grief training helping them to empathize with beneficiaries and recognize when they need special attention. And we're focused on settling claims quickly: Our median calculation turnaround time in 2021 was 2 days for clean claims and 4 days for all claims (internal company data as of January 2022).

Covered Members

An active employee of the Employer working 30 or more hours per week.

- **Class 1:** All FullTime Employees
- **Class 2:** All Retirees Under Age 65
- **Class 3:** All Retirees 65 or Older

	Basic		
	Class 1	Class 2	Class 3
Benefit Schedule	1 x Annual Earnings	1 x Annual Earnings	Flat \$5,000
Rounding	Up to next \$1,000	Up to next \$1,000	n/a
Maximum Benefit	\$150,000	\$150,000	n/a
Guarantee Issue	Full Benefit	Full Benefit	Full Benefit
AD&D Benefit	Matches Life Benefit	Matches Life Benefit	Matches Life Benefit
Age Reduction Schedule	To 50% at age 70	None	None
Employer Contribution	100%	100%	100%
Minimum Participation	100%	100%	100%

Life Highlights

	Basic		
	Class 1	Class 2	Class 3
Waiver of Premium	Eligible to age 60 Waived to age 65	Not Included	Not Included
Conversion	Included	Included	Included
Portability	Included	Included	Included
Continuity of Coverage	Included	Included	Included
Repatriation Benefit	Included	Included	Included
Travel Assistance	Included	Included	Included
Life Services Toolkit	Included	Included	Included



AD&D Highlights

	Basic
Loss of life	100% (including disappearance and exposure)
Loss of one hand or one foot	50%
Loss of sight of one eye	50%
Loss of speech	50%
Loss of hearing in both ears	50%
Any combination of the above losses	100%
Loss of thumb and index finger of same hand	25%
Quadriplegia	100%
Triplegia	75%
Paraplegia	75%
Hemiplegia	50%
Uniplegia	25%
Seat Belt Benefit	10% of AD&D benefit payable up to \$10,000
Air Bag Benefit	5% of AD&D benefit payable up to \$5,000
Helmet Benefit	10% of AD&D benefit payable up to \$5,000
Family Benefits Package	Included
Portability	Included

Additional Plan Design Details

- For Class 1: An Accelerated Death Benefit is included. Terminally ill members may withdraw up to 80% of their Life benefit to a maximum of \$500,000 (when Basic Life and any Additional Life are combined).
- For Class 2, 3: An Accelerated Death Benefit is included.
- If Life is sold with Standard's LTD, then the LTD claim will initiate a claim for Standard's Life Waiver of Premium.
- The Family Benefits Package includes:
 - The Higher Education Benefit reimburses tuition expenses up to \$5,000 per child per year towards a 4-year college education for the deceased's children - not to exceed a cumulative total of \$20,000 or 25% of the AD&D benefit per child, whichever is less.
 - Career Adjustment Benefit reimburses tuition expenses up to \$5,000 per year to help a spouse to return to the workforce after the death of their spouse - not to exceed the cumulative total of \$10,000 or 25% of the AD&D benefit, whichever is less.
 - Child Care Benefit reimburses a family's child care expenses up to \$5,000 per year - not to exceed \$10,000 or 25% of the AD&D benefit, whichever is less.
- The Helmet Benefit pays a benefit for a loss of life due to an accident that occurs when riding a bicycle or a motorcycle and wearing a helmet.



Additional Plan Design Details (continued)

- A hand and/or foot that is lost and later surgically reattached will still be considered a loss.
- **Travel Assistance is included** and provides assistance with pre-trip planning, medical assistance services, emergency transportation services, travel and technical assistance services and legal referral.
- **The Life Services Toolkit is included** and helps beneficiaries cope with grief and loss, get answers to legal questions, plan a memorial or a funeral, and address financial concerns. Additionally, all covered employees will have access to online will preparation and other estate planning documents as well as articles to help deal with identity theft, improve wellness and more.
- The AD&D Occupational Assistance service is included and provides access to a Workplace Possibilities (SM) Consultant who helps those with a specified accidental dismemberment return to productive work and life.
- For Class 2, 3: Waiver of Premium is available upon request.



Cost

	Basic
Life	
Members	186
Volume	\$9,524,000
Rate: Per \$1,000	.365
Monthly Premium	\$3,476
AD&D	
Members	186
Volume	\$9,524,000
Rate: Per \$1,000	.040
Monthly Premium	\$381
Total Billed Premium	\$3,857
Rate Guarantee	3 years

Assumptions

- Rates include electronic documents. Printed certificates are available for an additional cost.
- Rates assume billing is centralized in one location.
- The proposed rates assume coverage currently in force.
- For Class 1: This is not our customary age-reduction schedule. We assume you have determined that the schedule you requested complies with the ADEA.
- Series 20.

Conditions

- Member must be insured under Basic Life in order to be eligible for Basic AD&D.
- The elected benefit amount for Basic AD&D must match the benefit amount for Basic Life.

More Information

For additional information on the available features and benefits of Life and AD&D Insurance from The Standard, click here:
https://www.standard.com/group_life_add



Producer Compensation Disclosure

We recognize the valuable role of insurance advisors, consultants and brokers ("producers") in helping their clients design an employee benefits program, and we support reasonable and fair compensation for these services. Producers may be eligible to receive compensation from The Standard.

The commission quoted in this proposal are noted below. Additionally, fees for administrative, marketing or consulting services may apply. If applicable, fees are noted below.

Flat 15% commission included for Life.

Unless participation is declined by the producer or client, contingent compensation is additional compensation that may also be paid and is dependent on the satisfaction of one or more minimum requirements, such as a specified amount of new premium volume or persistency in connection with the producer's block of business. For information about our customary producer rewards program visit www.standard.com/financial-professional/insurance-benefits/compensation. Some producers may have a contingent compensation arrangement that differs from our customary program. Please consult with your producer for additional details.

About This Employee Benefits Proposal

We appreciate the opportunity to provide you with this benefit and cost summary proposal from The Standard. This document outlines certain important features of the group insurance coverages available. This is not a contract or an offer to contract for such coverages. Detailed information about other important features of the coverage proposed is available on request. Just ask your broker/consultant or your representative at The Standard.

A completed application must be submitted before a group can be considered for coverage. Insurance will be effective after the application is accepted by The Standard. If approved, we will issue a contract containing our customary language. It will not duplicate policy language from another carrier. The group contract will contain provisions and defined terms not described in this Employee Benefits Proposal. The group contract will control if there are discrepancies between it and this proposal.

This benefit and cost summary proposal expires on November 01, 2023, unless replaced or withdrawn by The Standard.

The proposed premium rate and plan design for each coverage are based on the underwriting data received by The Standard. Final premium rates and plan provisions will be determined by The Standard on the basis of: applicable state laws, policyholder contributions, confirmation of occupations, the actual composition of the group of persons who will become insured and our current underwriting rules and practices.

Financial Strength Ratings

For information about our Financial strengths ratings visit: <https://www.standard.com/about-standard/company/financial-strength>

The Standard is a marketing name for StanCorp Financial Group, Inc. and subsidiaries. Insurance products are offered by Standard Insurance Company of 1100 SW Sixth Avenue, Portland, Oregon in all states except New York. Product features and availability vary by state and are solely the responsibility of Standard Insurance Company.



AGENDA MEMORANDUM

Meeting Date: August 28th, 2023

To: The Honorable Mayor Maria Puentes Mitchell and Members of the City Council

From: Tammy Romero, Interim City Manager

Subject: Authorize the City to apply for the “Esplanade Canal Hardening” Grant with the Florida Office of Resilient and Coastal Protection Program

RECOMMENDATION: Recommendation by Staff that Council approve and authorize the City Manager to submit a Resilient Florida Program grant application in the amount of \$827,450.00 to the Florida Department of Environmental Protection Office of Resilience and Coastal Protection to fund the implementation of the Esplanade Canal Hardening Project.

DISCUSSION: The funding will be used for the hardening of the Esplanade Canal from Westward Drive to North Royal Poinciana Blvd. along the east and west sides of the canal, including the planning, design and construction stages. The project will meet the outlined requirements for a Vulnerability Assessment under Section 380.093 of the Florida Statute. The grant requires a 50 % cost share. We received a Vulnerability Study and Action Plan grant in August of 2022 from the Florida Resilient Program for the 2022/2023 cycle in the amount of \$174,600.00. As a follow-up, the City is now seeking an implementation grant under the same program within the Office of Resilience and Coastal Protection. The funding will be used for the hardening of approximately 2,000 linear feet of the canal banks along the Esplanade/Melrose Canal (from Westward Drive to North Royal Poinciana Blvd. along the east and west sides) of the canal.

The objective is to mitigate flooding, erosion, accessibility, and roadway failure caused by current and projected storm events and storm surges. The project will provide safety improvements and will benefit a service area designated as high priority by the City with the aim to mitigate and eliminate damage caused by severe flooding due to storm events and sea level rise.

The main benefits of hardening the canal bank include the prevention of roadway collapse and potential property loss and the preservation of approximately 50 mature trees at risk of toppling due to erosion. Moreover, the project aims to protect and preserve critical infrastructure, including schools, libraries, recreational facilities, and historical sites. Some important information to factor regarding the grant funding for this project:

- Requires a 50/50 cost share (Approx. \$400,00 for \$800,000 total construction cost);
- We may only use ARPA funding or City CIP funds for the cost share.
- This is probably the last year of funding available in the Resilient Florida program.
- There is over \$260M available for this year’s program and there is a considerable chance that most of the projects submitted will be funded.
- We have completed the vulnerability assessment and we have ranked this project as a high priority for resiliency in the City.

Additionally, this project is part of an ongoing City plan to alleviate flooding and address environmental issues associated with stormwater. This project considers the impact due to climate change as it prepares the City for planning and design to mitigate the risks of flooding, roadway failure, accessibility, and erosion as sea-level rise and storms become more intense and frequent over time in South Florida, this project area in Miami Springs faces bank stabilization failure as well as flooding and inundation of access roads.

FISCAL IMPACT: 50% cost sharing of approximately \$400,000.00 using ARPA funds.

RESOLUTION NO. 2023-____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA, APPROVING THE SUBMISSION OF A RESILIENT FLORIDA PROGRAM GRANT APPLICATION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) RELATING TO THE IMPLEMENTATION OF THE ESPLANADE CANAL HARDENING PROJECT; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Florida Department of Environmental Protection Office of Resilience and Coastal Protection (“FDEP”) is soliciting applications under the Resilient Florida Program (the “Program”) to fund eligible implementation projects identified under a vulnerability assessment report; and

WHEREAS, in August 2022, FDEP awarded the City of Miami Springs (the “City”) a Program Grant in the amount of \$174,600 for planning in order to develop a Vulnerability Assessment and Adaptation Action Plan (the “Report”); and

WHEREAS, based on the results of the City’s Report, the City identified a need to implement the Esplanade Canal Hardening Project (the “Project”), to harden the Esplanade Canal from Westward Drive to North Royal Poinciana Boulevard; and

WHEREAS, the City desires to apply for an implementation grant under the Program for the Project in the amount of \$827,450.00 (the “Grant”), which Grant would require a 50% match if awarded and accepted by the City; and

WHEREAS, the City Council desires to approve the submission of a Program Grant application to FDEP for the Project and authorize the City Manager to submit the Grant application for the Project in substantially the form attached hereto as Exhibit “A” and execute any necessary agreements and documents associated with the submission of the Program Grant application; and

WHEREAS, the City Council finds that this Resolution is in the best interest and welfare of the residents of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are confirmed, adopted, and incorporated herein and made a part hereof by reference.

Section 2. Approval. That the City Council hereby approves of the submission of the Program Grant application to FDEP for the Project.

Section 3. Authorization. That the City Council hereby authorizes the City Manager to submit a Program Grant application to FDEP for the Project in substantially the form attached hereto as Exhibit "A" and execute any necessary agreements and documents associated with the submission of the Program Grant application, subject to approval by the Village Attorney as to form, content, and legal sufficiency.

Section 4. Effective Date. That this Resolution shall be effective immediately upon adoption.

The foregoing Resolution was offered by _____ who moved its adoption. The motion was seconded by _____ and upon being put to a vote, the vote was as follows:

Vice Mayor Jorge Santin	_____
Councilmember Jacky Bravo	_____
Councilmember Dr. Victor Vazquez, Ph.D.	_____
Councilmember Dr. Walter Fajet, Ph.D.	_____
Mayor Maria Puente Mitchell	_____

PASSED AND ADOPTED this 28th day of August, 2023.

ATTEST:

MARIA PUENTE MITCHELL
MAYOR

ERIKA GONZALEZ, MMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF MIAMI SPRINGS ONLY:

WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.
CITY ATTORNEY



Florida Department of Environmental Protection

FLORIDA RECREATION DEVELOPMENT ASSISTANCE PROGRAM
GRANT APPLICATION PACKAGE

Required Signatures: **Adobe Signature**

PART I — GENERAL INFORMATION

(DEP USE ONLY)

Received: _____

Postmarked: _____

Application Number: _____

1. APPLICANT INFORMATION

A. Name of Applicant: _____

B. Federal Employer Identification Number:** _____
**** (This number must be registered at My Florida Market Place with the address the warrant will be forwarded)**

C. Population: _____

D. Current Operating Budget: _____
(This is the operating budget for the city, county or special district, and not just the department budget)

E. Contact Person: _____ Title: _____
(The contact person is someone who will be in direct contact with DEP and be responsible for administering this grant if awarded)

F. Mailing Address: _____

City _____ Zip Code: _____

Telephone : () _____ E-mail: _____

FAX: _____

I hereby certify that the information provided in this application is true and accurate. I further certify that I possess the authority to apply for this grant on behalf of the applicant.

Signature of City or County Manager/Title

Date

2. PROJECT INFORMATION

A. Name of Project: _____

B. Project Type (Check One): Project cannot be a combination of acquisition and development

Acquisition: _____

Development: _____

_____ On land owned by applicant

_____ On land currently under site control by applicant

Date site control expires: _____

Trail Construction: _____

_____ On land owned by applicant

_____ On land currently under site control by applicant

Date site control expires: _____

Development projects must be under site control (owned by deed, or leased or dedicated for minimum of 30 years from the date of application) by the close of the submission period (August 31, 2023).

- **School board property is ineligible** either by lease or ownership.
- Include a copy of the site control documents (e.g., deed, lease, etc.). **If providing a Quit Claim Deed, please attach a copy of a 30 year title search or title opinion.**

(Tab as Exhibit “N”)

C. PROJECT LOCATION:

Street Address: _____

City: _____ County: _____ Zip Code: _____ - _____

GIS Coordinates: Latitude: _____ Longitude: _____

1. Submit a boundary map of the project area providing a description and sketch of the project area boundaries, display known easements and be legally sufficient to identify the project area. **Aerial photographs are accepted as boundary maps, as long as the boundaries are identified (Visit website for example).**

(Tab as Exhibit “K”)

2. Submit color, on-site photographs for **all three copies** of your application, sufficient to depict the physical characteristics of the project area.

(Tab as Exhibit “L”)

3. Location map and directions: Submit a detailed road map precisely locating the project site along with clear written driving instructions from the nearest federal or state highway. **NOTE:** Confirm that street names listed are the same as those posted on street signs in the area. Please do not use Map Quest or any other computer mapping program for this.

(Tab as Exhibit “M”)

D. LEGISLATIVE DISTRICTS IN WHICH THE PROJECT SITE IS LOCATED:

This should be the Florida Senate and Florida House district in which the **proposed project site is located**. If you are not sure of the district, contact your local office of the Supervisor of Elections. **(There is only one each.)**

State Senator: _____ Senate District Number: _____

State Representative: _____ House District Number: _____

E. TOTAL NUMBER OF ACRES BEING ACQUIRED OR TOTAL NUMBER OF ACRES BEING DEVELOPED: _____

F. DESCRIBE THE PHYSICAL CHARACTERISTICS OF THE PROJECT.

1) For Development Projects:

(a) Provide a description of the proposed project which includes existing and future uses, existing and proposed physical improvements, natural and historical resources, any proposed resource protection/conservation and any existing buildings on site.

(b) Indicate if a natural spring is located on project site: _____ Yes _____ No

(c) Indicate if there is public access to the park either through an existing street or easement: _____ Yes _____ No

Describe Public Access:

(If additional room needed - Tab as Exhibit "P")

2) For Acquisition Projects: (in addition to the above information)

(a) If the proposed project consists of acquiring multiple parcels or from multiple owners, identify specific order in which the parcels will be acquired to ensure that in the event that all parcels cannot be acquired, the purposes of the project can be achieved. Also address the ability to have public access to the park either through an existing street or easement.

(If additional room needed - Tab as Exhibit "P")

3. FINANCIAL INFORMATION

GRANT MATCH RATIOS: (Based on the grant cap of \$200,000)

Project Cost	State Share	Grantee Share
\$50,000 or less	100%	0%
\$50,001 to \$150,000	75%	25%
\$150,001 up to \$400,000	50%	50%

Project Cost = State Share + Grantee Share

Refer to Chapter 62D-5.055(4), F.A.C. for complete information on match requirements and match types. **The Total Project Cost (Line F) must equal the grant request (Line A) plus the total local match (Line E). This figure (Line F) should not total more than \$400,000 for the purpose of this application.**

A. FRDAP Funds Requested (State Share) Line A \$ _____

B. Local Funds Available: (Grantee Share)

1. Cash: Line B \$ _____

2. In-Kind: Line C \$ _____

3. Land Value: Line D \$ _____

If property is developed, land value CANNOT be used as a match.

Total Local Match: Line E \$ _____
Sum of lines B, C and D

C. Total Cost of Proposed Project: Line F \$ _____

**Sum of Lines A and E
(Should not total more than \$400,000)**

(If approved for REDI Match Waiver, fill out REDI Waiver Form located under FRDAP Administrative Forms at www.dep.state.fl.us/parks/OIRS) (Tab as Exhibit "O")

D. PROJECT WORK PLAN (COMPLETE FOR ALL PROJECTS, DEVELOPMENT AND ACQUISITION):

On page 7 & 8 as attachment 1, list the project Work Plan for the elements for this application. The Project elements are listed with the related tasks and deliverables. Primary elements and support elements should be listed separately. Use as many project elements and tasks needed to complete the project.

Remember to include each element in your conceptual site plan. Submit a conceptual site plan displaying the areas and facilities to be developed as proposed on page 7 & 8 of this application. The site plan must correlate with the project boundary map and work plan elements. The site plan must CLEARLY DELINEATE using color codes between facilities/opportunities currently existing, facilities proposed for funding (page 7 & 8) in this application and facilities planned for future development. If project is an acquisition project, be sure to submit on the site plan the proposed elements to be developed as listed on page 17 of this application. Also identify different FRDAP phases on the site plan and any LWCF phases.

DEVELOPMENT PROJECTS:

PRIMARY RECREATION AREAS AND FACILITIES: Primary facilities include all recreation facilities and opportunities. **Primary cost must be equal to or greater than fifty percent (50%) of the total cost.** Primary examples are: beach access, picnic facilities, fishing piers, ball fields, tennis courts, trails, trailheads, shade structures for recreational facilities, etc. Enclosed structures are not eligible costs. Costs of planning and site preparation should be included within the cost of each element. If land value is used as match, it should be included under primary cost. If this is a trail project, list the uses or types of trails. If developing one trail for multi-purposes state multi-purpose trail, but if doing several different trails list separately with each use (example: walking trail or bike trail).

SUPPORT FACILITIES AND IMPROVEMENTS: Support facilities are facilities which cannot stand alone, or which would have little or no public outdoor recreational value without the primary facility. No enclosed structures are eligible except restrooms, bathhouses or restroom/concession stands. Other support examples are: parking, landscaping, and security lighting. Amenities such as benches, or bike racks will receive no points when being scored. The enclosed structures listed above cannot be phased and must be completed with one grant.

ACQUISITION PROJECTS:

If acquisition project, on page 7 & 8, list the project work plan for the acquisition phase of the project.

(Tab as Exhibit “H”)

**ATTACHMENT 1
 FLORIDA RECREATION DEVELOPMENT ASSISTANCE PROGRAM (FRDAP)
 DEVELOPMENT
 PROJECT WORK PLAN**

Project Name: _____

Grantee Name: _____

The project reimbursement is limited to one (1) invoice upon completion of all Project Elements listed below and submittal of all Deliverables and required documentation identified in the table below. Completion Documentation required prior to Reimbursement Request.

Project Tasks, Deliverables and Required Documentation

Task #1: Development of: _____	Amount of Costs to be Paid with Grant Funds	Amount of Costs to be Paid with Grantee Match	Deliverables and Documentation To Be Submitted Upon Completion And Before Reimbursement Can Be Approved
(List each Primary project <u>element</u>)	Provide Budget Detail	Provide Budget Detail	Project Completion Certification Final as-built site plan Florida Recreation and Parks Inventory Form Color Photographs of Project Notice of Limitation of Use Boundary Survey

(List each **Support** project element)

*All work will be completed in accordance with the approved plans.

TOTALS:

\$

\$

Performance Standard: Approval of deliverables is based upon review for compliance with the requirements for funding under the Florida Recreation Development Assistance Program (FRDAP); approved plans and application approved for funding.

INSTRUCTIONS FOR COMPLETING PROJECT WORK PLAN:

DELIVERABLES/ELEMENTS/WORK TO BE COMPLETED: Identify **ALL** elements that will be completed under this Agreement.

DELIVERABLE/ELEMENT BUDGET AMOUNT FOR REIMBURSEMENT: Must provide a budget for each element and identify the expense category and budget detail. Provide description of the costs as follows: **Salaries:** identify the position title/hourly rate/# of hours to complete the deliverable; **Fringe benefits:** identify the % used to calculate the fringe benefits; **Contractual Services:** identify what service will be paid for under the contract for services; **Equipment:** the purchase of equipment is not allowed under this Agreement, the rental of equipment is the only costs allowed that are associated with equipment; **Supplies and Materials:** identify what supplies/materials will be purchased; **Other costs:** identify what other costs are being requested (such as printing costs, other costs that do not fit into the other established cost categories (salaries, fringe benefits, equipment, supplies, indirect, contractual services); **Indirect Costs:** identify the percentage that is used for the indirect being claimed for reimbursement (cannot exceed 15% unless prior approval has been obtained by the Department)..

MATCH AMOUNT TO BE CLAIMED: The same level of detail must be provided for match as for reimbursement.

DOCUMENTATION/DELIVERABLES TO BE SUBMITTED UPON COMPLETION: All of these deliverables must be submitted before final reimbursement can be processed.

Completion Documentation required prior to Reimbursement

PART II — EVALUATION CRITERIA

GENERAL CRITERIA

1. CAPITAL IMPROVEMENT PLAN

- A. Is the proposed project identified, in whole or in part, in the applicant’s capital improvement plan or schedule during the current or next three (3) fiscal years?

Provide:

1) A letter from the agency’s city or county manager certifying the five year capital improvement schedule is **officially adopted and date adopted**. **Project will not receive points if letter is not submitted and does not state the date CIP was adopted.**

- AND -

2) A copy of the five-year capital improvement schedule included in the applicant’s adopted Local Comprehensive Plan, stating project by name, amount and year (County or City budgets are not the same as capital improvement schedules) **Please highlight project name, amount and year.**

(20 points)

_____ Yes _____ No

--- OR ---

- B. Is the proposed project identified as part of the plan through an adopted resolution committing the applicant to amend their capital improvement plan or schedule and complete the project should it receive program funds?

Provide: a copy of a fully executed resolution amending the existing schedule to include the proposed project. The resolution must **clearly indicate the proposed project by name, amount and year and cannot be older than 3 years.**

(10 points)

_____ Yes _____ No

(Tab as Exhibit “A”)

2. STATE COMPREHENSIVE OUTDOOR RECREATION PLAN

- A. Explain how the proposed project would address one or more of the issues or goals identified in the State Comprehensive Outdoor Recreation Plan. Use the **OUTDOOR RECREATION IN FLORIDA-2008 (Chapter 6 & 7)**. **Provide quotations or other appropriate references with explanations to justify the correlation.** To receive points, must give a detailed explanation as to how the project meets the goals, cannot only list the goals.

(Tab as Exhibit “B”) (4 points)

B. 2008 Relative Need Index by Region

The proposed project provides for a priority resource or facility need in the applicant's planning region identified in the Statewide Comprehensive Outdoor Recreation Plan. Locate the applicant's region and circle each priority resource/facility need as **proposed in the project** cost on **page 7 & 8** of this application:

(7 points)

- _____ I Saltwater Beach Activities * Baseball or Softball * Picnicking * Football
Outdoor Swimming Pool Use * Saltwater Non-Boat Fishing * Golf
RV / Trailer Camping * Freshwater Boat Ramp Use * Soccer or Rugby

- _____ II Saltwater Beach Activities * Nature Study * Historical or Archeological Sites
Baseball or Softball * Picnicking * Freshwater Boat Ramp Use * Football
Hunting * Horseback Riding * Outdoor Swimming Pool Use

- _____ III Football * Picnicking * Nature Study * Soccer or Rugby * Baseball or Softball
Horseback Riding * Outdoor Basketball * RV / Trailer Camping
Freshwater Boat Ramp Use * Bicycle Riding – Unpaved Trails

- _____ IV Historical or Archeological Sites * Baseball or Softball * Football
Saltwater Beach Activities * Picnicking * Outdoor Swimming Pool Use * Outdoor
Basketball * Nature Study * Golf * Soccer or Rugby

- _____ V Picnicking * Football * RV / Trailer Camping * Nature Study * Baseball or Softball
Bicycle Riding - Unpaved Trails * Outdoor Basketball * Soccer or Rugby
Horseback Riding * Outdoor Swimming Pool Use

- _____ VI Picnicking * RV / Trailer Camping * Football * Baseball or Softball
Outdoor Swimming Pool Use * Nature Study * Historical or Archeological Sites
Outdoor Basketball * Saltwater Beach Activities * Soccer or Rugby

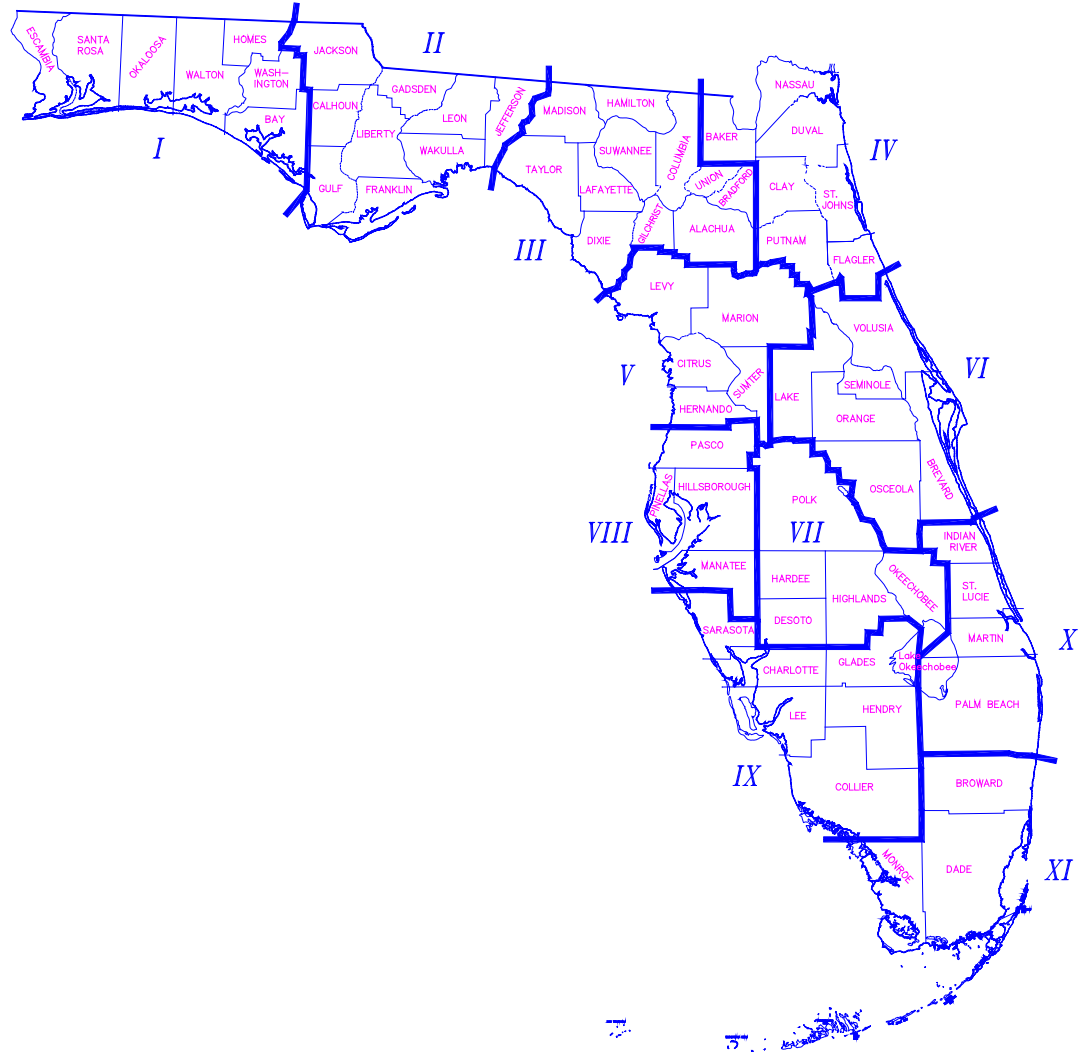
- _____ VII RV / Trailer Camping * Picnicking * Baseball or Softball * Outdoor Swimming Pool Use
Nature Study * Freshwater Boat Ramp Use * Football * Golf * Horseback Riding
Outdoor Basketball

- _____ VIII Picnicking * RV / Trailer Camping * Baseball or Softball * Football * Outdoor
Swimming Pool Use Saltwater Beach Activities * Golf * Outdoor Basketball * Outdoor
Tennis * Soccer or Rugby

- _____ IX Picnicking * RV / Trailer Camping * Saltwater Beach Activities * Outdoor Swimming
Pool Use Golf * Football * Nature Study * Baseball or Softball * Outdoor Tennis *
Historical or Archaeological Sites

- _____ X Football * Golf * Baseball or Softball * Outdoor Swimming Pool Use * Picnicking *
Outdoor Tennis Saltwater Beach Activities * Outdoor Basketball * RV / Trailer Camping
* Soccer or Rugby

_____XI Outdoor Swimming Pool Use * Picnicking * Football * Baseball or Softball * Saltwater Beach Activities * Outdoor Tennis * Golf * Outdoor Basketball * Saltwater Non-Boat Fishing * RV / Trailer Camping



3. PUBLIC PARTICIPATION

Indicate which of the following apply (**Check ALL that apply**):

(To receive points for this section any meetings, presentations, or surveys must be held in the current year or within the **previous 3 years** of application and each of **the three meetings must be held separately** to receive each set of points. **Meetings also must be held prior to the application submittal.**)

_____ A. A pre-advertised public meeting was held **solely** for the purpose of discussing the proposed project. Attach a copy of ad and proof of publication for the advertisement. Advertisement needs to state where and when advertised. **If submitting 2 applications, must hold separate meeting for each project (unless they are phased projects of the same park). If not advertised in a newspaper, need a written explanation as to how, when and where advertised, along with a copy of notice/advertisement.**

(Tab as Exhibit “C-1”) (10 points)

_____ B. The project was discussed at a **regularly** scheduled meeting of the applicant’s advisory board responsible for park, recreation or leisure service activities. Provide **a copy of the minutes** of the advisory board meeting(s) where **this project** was discussed. The board must be an appointed group of citizens, such as a parks and recreation advisory board, who would normally review projects similar to the proposed grant application. Planning and zoning or similar boards may be used if a parks and recreation advisory board does not exist. **CITY OR COUNTY COMMISSIONS ARE NOT CONSIDERED ADVISORY BOARDS.**

(Tab as Exhibit “C-2”) (7 points)

_____ C. Public input on the proposed project was obtained through presentations to community organizations, neighborhood associations and/or a written opinion survey. Provide documentation (**minutes from the meeting which the project was discussed** with date or thank-you letter from an organization, association, etc.) showing that presentations **regarding this project** were made to community organizations or groups **OR** provide a **copy of the survey, who surveyed and summary of the results. Letters of support are not acceptable to receive points.**

(Tab as Exhibit “C-3”) (4 points)

4. OPERATION AND MAINTENANCE

Capability to develop, operate and maintain the project site: **(Check ONLY one):**

Provide **a brief description** of how development, programming and maintenance will be provided and **a copy of an agency organizational chart**. **Must provide both to receive points.**

The applicant has a full-time recreation or park department staffed to provide facility development, programming and maintenance. **(Tab as Exhibit “D”) (6 points)**

The applicant has demonstrated the existence of a full-time ability to provide facility development, programming and maintenance. **(Tab as Exhibit “D”) (4 points)**

The applicant has other means of providing facility development, programming and maintenance. **(Tab as Exhibit “D”) (2 points)**

5. PARK PARTNERSHIP

The proposed project is supported through a fully executed written cooperative agreement between the applicant and a private or public entity **(within the current or past 3 years)** in which said entity agrees to furnish 10% or more of the total project costs in cash, land, or labor services for the **development/construction** of this project with the applicant holding the leading management responsibility. **The written agreement must be executed by the end of the submission period and quantify the donation in monetary units. This can be a cooperative agreement between either parties or a letter from the entity agreeing to furnish 10% of the total project costs in cash, materials, land, or labor services.**

(A management or maintenance agreement is not acceptable.)

Yes No **(Tab as Exhibit “E”) (3 points)**

6. TRAIL CONNECTIVITY

The project provides for increased trail access by connecting an existing, publicly owned and designated recreational trail which is **outside the project boundary**. **Indicate on the site plan the project trail/connection and name and location of existing trail(s) outside the boundaries.**

Yes No **(Tab as Exhibit “G”) (5 points)**

DEVELOPMENT CRITERIA (COMPLETE ONLY FOR DEVELOPMENT PROJECTS)

1. NEW DEVELOPMENT

List the existing facilities/improvements on the project site. Include improvements such as baseball fields, basketball courts, trails, boat ramps, etc. (Bullet lists are encouraged) **(If undeveloped, state None)**. The site plan must clearly delineate between facilities/opportunities currently existing, facilities proposed for funding in this application and facilities planned for future development. **Identify and color code different funding phases from the existing facilities.**

(Tab as Exhibit “G”) (5 points, if undeveloped)

2. INFRASTRUCTURE ASSESSMENT OF LOCAL GOVERNMENT RECREATION AND PARK DEPARTMENT FACILITY NEEDS IN THE STATE OF FLORIDA

A) List the facilities which are addressed on page 7 & 8 of this application which are identified in the priority ranked index clusters of outdoor facilities needs for renovation and/or new construction identified within the applicant’s population density as set forth in the Department’s study entitled “Infrastructure Assessment of Local Government Recreation and Park Department Facility Needs in the State of Florida” effective December 1995. (See attached pages 22-26 for Priority Ranked Index Clusters. A project facility not listed in the priority ranked indexes will receive a score of a similar facility included in the indexes, as determined by the Department staff.) **(If developing trails, must have separate trails to receive separate points.**

(Maximum 30 points)

B) Does the proposed project, in whole or in part, address the highest priority of infrastructure funding needs for the applicant’s population density as set forth in the study titled “**1995 INFRASTRUCTURE ASSESSMENT OF LOCAL GOVERNMENT RECREATION AND PARK DEPARTMENT FACILITY NEEDS IN THE STATE OF FLORIDA**”. Use the table below to determine in which priority funding need ranking the project falls. (**Check ONLY one**):

_____ Highest Priority Funding Need (13 points)

_____ Second Highest Priority Funding Need (8 points)

Population Density 1 – Population Under 10,000	Rank 1 Rank 2	Construction Renovation
Population Density 2 – Population 10,000 to 24,999	Rank 1 Rank 2	Renovation Construction
Population Density 3 – Population 25,000 to 49,999	Rank 1 Rank 2	Construction Renovation
Population Density 4 – Population 50,000 to 99,999	Rank 1 Rank 2	Construction Renovation
Population Density 5 – Population 100,000 and Over	Rank 1 Rank 2	Renovation Construction

Source: The 1995 Infrastructure Assessment of Local Government Recreation and Park Department Facility Needs in the State of Florida

ACQUISITION CRITERIA (COMPLETE ONLY FOR ACQUISITION PROJECTS)

1. INFRASTRUCTURE ASSESSMENT OF LOCAL GOVERNMENT RECREATION AND PARK DEPARTMENT FACILITY NEEDS IN THE STATE OF FLORIDA

List all the facilities that will be developed for this project. Only facilities identified in the top three priority ranked index clusters of outdoor facilities needs for new construction identified within the applicant's population density as set forth in the Department's study entitled "Infrastructure Assessment of Local Government Recreation and Park Department Facility Needs in the State of Florida", effective December 1995, will receive these points. (Priority ranked index clusters are attached as pages 22-26.)

(15 points)

2. NEEDED RECREATIONAL ACREAGE

Describe how the project provides for identified need(s) for additional park acreage pursuant to the applicant's adopted local comprehensive plan. **Provide the following:**

A. ____ **Needed acres/Person** and ____ **Total Acreage Under Local Control**

B. Provide excerpts of the applicant's local comprehensive plan as supporting back-up documentation and highlight the information that pertains to this section.

(Tab as Exhibit "F") (15 points)

3. CAPITAL IMPROVEMENT PLAN

A) Is the proposed **development** of the property identified in the applicant's capital improvement plan (CIP) or schedule during the current or next three (3) fiscal years?

1). **Provide:** a letter from the agency's city or county manager certifying the five year capital improvement schedule is officially adopted and date adopted. **Project will not receive points if letter is not submitted and does not state the date CIP was adopted.**

- AND-

2). **Provide:** a copy of the five-year capital improvement schedule included in the applicant's adopted Local Comprehensive Plan, stating project by name, amount and year (County or City budgets are not the same as capital improvement schedules). **Highlight project name, amount and year.**
(6 points)

_____Yes _____No

----OR----

B) Is the proposed **development** of the property included as part of the plan through an adopted resolution committing the applicant to amend their CIP and develop the property should it receive program funds?

Provide: a copy of a fully executed resolution amending the existing schedule to include the development of the proposed project. The resolution must **clearly indicate the development of the proposed project by name, year and amount and cannot be older than 3 years.**

(3 points)

_____Yes _____No

(Tab as Exhibit "A")

**TRAIL CONSTRUCTION CRITERIA
(COMPLETE ONLY FOR CONSTRUCTION OF TRAIL PROJECTS)**

1. NEW DEVELOPMENT

List the existing facilities/improvements on the project site. Include improvements such as trails, trailheads, ball fields, basketball courts, etc. (Bullet lists are encouraged. **If undeveloped, state None.**) The site plan must clearly delineate between facilities/opportunities currently existing, facilities proposed for funding in this application and facilities planned for future development. Identify and color code different funding phases from the existing facilities.

(Tab as Exhibit “G”) (5 points, if undeveloped)

2. STATE GREENWAYS AND TRAILS PLAN

Explain how the proposed project would address one or more issues or goals as identified in the Florida Greenways and Trails System Plan. Use **“Florida Greenways and Trails System Plan– 2013-2017”**. **Provide quotations or other appropriate references to justify the correlation. Use a separate sheet if necessary.**

(Tab as Exhibit “H”) (6 points)

3. STATE OF FLORIDA DESIGNATED RECREATIONAL GREENWAY OR TRAIL

The project is located on or connects with a State of Florida designated greenway or trail. Provide a map and documentation (letter from Office of Greenways and Trails) indicating connectivity. **Designation Agreements must be fully executed by the end of submission period.**

_____Yes _____No

(Tab as Exhibit “I”) (3 points)

4. REGIONAL OR LOCAL GREENWAYS AND TRAILS PLAN

Explain how the proposed project would implement a Greenway and Trail Plan adopted by either a regional or local governmental entity. Provide quotations or appropriate references with **explanations** to justify correlation. **Enclose a copy of the regional or local governmental adopted Greenway Plan.**

(Tab as Exhibit “J”) (4 points)

5. MIXED USE OR SINGLE USE TRAILS

Does the specific trail design demonstrate that the project will support:
Mixed use recreational trail opportunities, either motorized or non-motorized, or both?

_____Yes _____No

(8 points)

-----OR-----

Single use recreational trail opportunities?

_____Yes _____No

(6 points)

6. INFRASTRUCTURE ASSESMENT OF LOCAL GOVERNMENT RECREATION AND PARK DEPARTMENT FACILITY NEEDS IN THE STATE OF FLORIDA

Does the proposed project, in whole or in part, address the highest priority of infrastructure funding needs for the applicant’s population density as set forth in the study titled “**1995 INFRASTRUCTURE ASSESSMENT OF LOCAL GOVERNMENT RECREATION AND PARK DEPARTMENT FACILITY NEEDS IN THE STATE OF FLORIDA**”. Use the table below to determine in which priority funding need ranking the project falls. (**Check ONLY one**):

_____ Highest Priority Funding Need

(13 points)

_____ Second Highest Priority Funding Need

(8 points)

Population Density 1 – Population Under 10,000	Rank 1	Construction
	Rank 2	Renovation
Population Density 2 – Population 10,000 to 24,999	Rank 1	Renovation
	Rank 2	Construction
Population Density 3 – Population 25,000 to 49,999	Rank 1	Construction
	Rank 2	Renovation
Population Density 4 – Population 50,000 to 99,999	Rank 1	Construction
	Rank 2	Renovation
Population Density 5 – Population 100,000 and Over	Rank 1	Renovation
	Rank 2	Construction

Source: The 1995 Infrastructure Assessment of Local Government Recreation and Park Department Facility Needs in the State of Florida

Part III – Supporting Documents

POPULATION DENSITIES

Outdoor Facility Needs Ranked by Priority Index: Population Density 1

Rank	Renovation		Construction		Cluster
	Facility	Points	Facility	Points	
1	Playgrounds	6	Baseball Fields	6	Cluster I
2	Support Facilities	5	Softball Fields	5	Cluster II
3	Tennis Courts	5	Playgrounds	5	
4	Rest Rooms	5	Rest Rooms	5	
5	Picnic Facilities	4	Support Facilities	4	Cluster III
6	Baseball Fields	4	Soccer Fields	4	
7	Basketball Courts	4	Basketball Courts	4	
8	Softball Fields	4	Bike Trails	4	
9	Swimming Pools	4	Swimming Pools	4	
10	Boating Facilities	4	Tennis Courts	4	
11	Fishing Piers	3	Picnic Facilities	3	Cluster IV
12	Camping	3	Handball Courts	3	
13	Handball Courts	3	Fishing Piers	3	
14	Football Fields	3	Football Fields	3	
15	Soccer Fields	3	Boating Facilities	3	
16	Beach Access	2	Exercise Trails	2	Cluster V
17	Historical Facilities	2	Camping	2	
18	Shuffleboard Courts	2	Beach Access	2	
19	Nature Trails	2	Historical Facilities	2	
20	Other	2	Shuffleboard Courts	2	
21	Golf Courses	2	Nature Trails	2	
22	Bike Trails	1	Golf Courses	1	Cluster VI
23	Exercise Trails	1	Hiking Trails	1	
24	Hiking Trails	1	Horse Trails	1	
25	Horse Trails	1	Other	1	

Population Density 1 - Population Under 10,000

Outdoor Facility Needs Ranked by Priority Index: Population Density 2

Rank	Renovation		Construction		
	Facility	Points	Facility	Points	
1	Rest Rooms	6	Support Facilities	6	Cluster I
2	Support Facilities	6	Rest Rooms	6	
3	Playgrounds	6	Playgrounds	6	
4	Baseball Fields	5	Softball Fields	5	Cluster II
5	Tennis Courts	5	Soccer Fields	5	
6	Softball Fields	5	Baseball Fields	5	
7	Basketball Courts	4	Basketball Courts	4	Cluster III
8	Boating Facilities	4	Picnic Facilities	4	
9	Swimming Pools	4	Swimming Pools	4	
10	Picnic Facilities	4	Football Fields	4	
11	Soccer Fields	4	Tennis Courts	4	
12	Exercise Trails	3	Handball Courts	3	Cluster IV
13	Football Fields	3	Nature Trails	3	
14	Shuffleboard Courts	3	Bike Trails	3	
15	Handball Courts	2	Boating Facilities	2	Cluster V
16	Beach Access	2	Other	2	
17	Fishing Piers	2	Exercise Trails	2	
18	Camping	2	Golf Courses	2	
19	Bike Trails	2	Hiking Trails	2	
20	Nature Trails	2	Fishing Piers	2	
21	Other	2	Camping	2	
22	Golf Courses	1	Beach Access	1	Cluster VI
23	Hiking Trails	1	Historical Facilities	1	
24	Historical Facilities	1	Horse Trails	1	
25	Horse Trails	1	Shuffleboard Courts	1	

Population Density 2 - Population From 10,000 to 24,999

Outdoor Facility Needs Ranked by Priority Index: Population Density 3

Rank	Renovation		Construction		
	Facility	Points	Facility	Points	
1	Rest Rooms	6	Baseball Fields	6	Cluster I
2	Playgrounds	6	Soccer Fields	6	
3	Support Facilities	5	Support Facilities	5	Cluster II
4	Tennis Courts	5	Softball Fields	5	
5	Baseball Fields	5	Playgrounds	5	
6	Basketball Courts	5	Boating Facilities	5	
7	Beach Access	4	Football Fields	4	Cluster III
8	Swimming Pools	4	Tennis Courts	4	
9	Soccer Fields	4	Rest Rooms	4	
10	Picnic Facilities	4	Picnic Facilities	4	
11	Football Fields	3	Basketball Courts	3	Cluster IV
12	Softball Fields	3	Other	3	
13	Boating Facilities	3	Exercise Trails	3	
14	Exercise Trails	2	Bike Trails	2	Cluster V
15	Handball Courts	2	Nature Trails	2	
16	Other	2	Camping	2	
17	Golf Courses	2	Handball Courts	2	
18	Shuffleboard Courts	2	Historical Facilities	2	
19	Fishing Piers	2	Swimming Pools	2	
20	Bike Trails	2	Hiking Trails	2	
21	Hiking Trails	2	Golf Courses	2	
22	Nature Trails	2	Beach Access	2	
23	Camping	2	Fishing Piers	2	
24	Historical Facilities	1	Horse Trails	1	Cluster VI
25	Horse Trails	1	Shuffleboard Courts	1	

Population Density 3 - Population From 25,000 to 49,999

Outdoor Facility Needs Ranked by Priority Index: Population Density 4

Rank	Renovation		Construction		
	Facility	Points	Facility	Points	
1	Playgrounds	6	Soccer Fields	6	Cluster I
2	Rest Rooms	5	Playgrounds	5	Cluster II
3	Support Facilities	5	Picnic Facilities	5	
4	Tennis Courts	5	Baseball Fields	5	
5	Soccer Fields	5	Support Facilities	5	
6	Baseball Fields	5	Swimming Pools	5	
7	Swimming Pools	4	Softball Fields	4	Cluster III
8	Exercise Trails	4	Basketball Courts	4	
9	Softball Fields	4	Rest Rooms	4	
10	Basketball Courts	4	Other	4	
11	Handball Courts	3	Exercise Trails	3	Cluster IV
12	Picnic Facilities	3	Golf Courses	3	
13	Boating Facilities	2	Tennis Courts	2	Cluster V
14	Beach Access	2	Boating Facilities	2	
15	Fishing Piers	2	Fishing Piers	2	
16	Shuffleboard Courts	2	Football Fields	2	
17	Football Fields	2	Handball Courts	2	
18	Golf Courses	2	Bike Trails	2	
19	Nature Trails	2	Nature Trails	2	
20	Other	2	Hiking Trails	2	
21	Bike Trails	2	Horse Trails	2	
22	Camping	2	Beach Access	2	
23	Hiking Trails	2	Camping	2	
24	Historical Facilities	1	Historical Facilities	1	Cluster VI
25	Horse Trails	1	Shuffleboard Courts	1	

Population Density 4 - Population From 50,000 to 99,999

Outdoor Facility Needs Ranked by Priority Index: Population Density 5

Rank	Renovation		Construction		
	Facility	Points	Facility	Points	
1	Support Facilities	6	Support Facilities	6	Cluster I
2	Rest Rooms	5	Baseball Fields	5	Cluster II
3	Playgrounds	5	Playgrounds	5	
4	Tennis Courts	4	Softball Fields	4	
5	Swimming Pools	4	Rest Rooms	4	Cluster III
6	Boating Facilities	4	Soccer Fields	4	
7	Basketball Courts	4	Picnic Facilities	4	
8	Golf Courses	3	Bike Trails	3	
9	Softball Fields	3	Swimming Pools	3	
10	Picnic Facilities	3	Exercise Trails	3	
11	Historical Facilities	3	Hiking Trails	3	Cluster IV
12	Baseball Fields	3	Other	3	
13	Fishing Piers	3	Golf Courses	3	
14	Exercise Trails	3	Camping	3	
15	Soccer Fields	3	Beach Access	3	
16	Handball Courts	2	Historical Facilities	2	
17	Camping	2	Tennis Courts	2	
18	Football Fields	2	Basketball Courts	2	Cluster V
19	Nature Trails	2	Boating Facilities	2	
20	Beach Access	2	Fishing Piers	2	
21	Bike Trails	2	Football Fields	2	
22	Other	2	Nature Trails	2	
23	Hiking Trails	2	Handball Courts	2	
24	Horse Trails	1	Horse Trails	1	Cluster VI
25	Shuffleboard Courts	1	Shuffleboard Courts	1	

Population Density 5 - Population From 100,000 & Over

CONTACT FOR ADDITIONAL INFORMATION:

Contact	Phone
A. FRDAP Application Information & Help	850/245-2501
B. FRDAP Administrative Rule www.dep.state.fl.us/parks/oirs	850/245-2501
C. Statewide Comprehensive Outdoor Recreation Plan (SCORP) www.dep.state.fl.us/parks/planning	850/245-3051
D. State Lands, Bureau of Appraisal	850/245-2555
E. Recreation Accessibility and Safety Program Manager, Florida Park Service	850/245-3031
F. Office of Greenways & Trails and the Florida Statewide Greenways & Trails Plan	850/245-2052



Division of State Lands

Land and Recreation Grants Section

Staff Assignments



Legend

FCT Staff Assignments

- Melanie Orozco
- Erin Roaza
- William McMahon

FRDAP Staff Assignments

- April Moody
- Reilly Allman

LWCF Staff Assignments

- Angie Bright

RTP Staff Assignments

- Lauren Cruz

The Land and Recreation Grants team administers four local, state, and federal grant programs which provide acquisition and recreational program grants throughout Florida each fiscal year. The grant programs are:

- Florida Communities Trust - Park and Open Space Program and Stan Mayfield Working Waterfronts Program
- Florida Recreation and Development Assistance Program
- Land and Water Conservation Fund Program
- Recreational Trails Program